

# AGENDA



# 4:30 P.M.

## CITY COUNCIL MEETING

## TUESDAY, JUNE 8, 2021

### NOTES:

- **Public Forum:**  
Comments are generally limited to 3 minutes.
- **Consent Items:**  
Items listed under Consent Items have been distributed to Council Members in advance for study and will be enacted by one motion. Any member of the Council, staff or the public may remove an item from the Consent Items for discussion. Items removed from the Consent Items may be acted upon before proceeding to the next agenda item.
- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

[www.SedonaAZ.gov](http://www.SedonaAZ.gov)

### **GUIDELINES FOR PUBLIC COMMENT**

#### **PURPOSE:**

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.

#### **PROCEDURES:**

- **It is strongly encouraged that public input on agenda items be submitted by sending an email to the City Clerk at [sirvine@sedonaaz.gov](mailto:sirvine@sedonaaz.gov) in advance of the 4:30 p.m. Call To Order.**
- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/microphone.
- State your:
  1. Name and
  2. City of Residence
- Limit comments to **3 MINUTES.**
- Submit written comments to the City Clerk.

**DUE TO CONTINUED PRECAUTIONS RELATED TO COVID-19, SEATING FOR THE PUBLIC WITHIN THE COUNCIL CHAMBERS IS VERY LIMITED. THOSE WISHING TO COMMENT ON SCHEDULED AGENDA ITEMS MAY BE ASKED TO WAIT OUTDOORS OR IN AN ALTERNATE LOCATION IF THERE IS NOT ADEQUATE SEATING IN COUNCIL CHAMBERS. COMMENTS IN ADVANCE OF THE 4:30 P.M. CALL TO ORDER ARE STRONGLY ENCOURAGED BY SENDING AN EMAIL TO [SIRVINE@SEDONAAZ.GOV](mailto:sirvine@sedonaaz.gov) AND WILL BE MADE PART OF THE OFFICIAL MEETING RECORD. THE MEETING CAN BE VIEWED LIVE ON THE CITY'S WEBSITE AT [WWW.SEDONAAZ.GOV](http://WWW.SEDONAAZ.GOV) OR ON CABLE CHANNEL 4.**

### 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE/ROLL CALL

### 2. CITY'S VISION

### 3. CONSENT ITEMS - APPROVE

LINK TO DOCUMENT =

- Minutes - May 25, 2021 City Council Regular Meeting.
- Minutes - May 26, 2021 City Council Special Meeting.
- AB 2688 Approval of the renewal of undercover license plates for existing undercover vehicles.

### 4. APPOINTMENTS

- AB 2684 Discussion/possible action regarding the appointment of Planning & Zoning Commissioner.
- AB 2687 Discussion/possible action regarding the appointment of Public Safety Personnel Retirement System (PSPRS) Local Board Member.

### 5. SUMMARY OF CURRENT EVENTS BY MAYOR/COUNCILORS/CITY MANAGER

### 6. PUBLIC FORUM

(This is the time for the public to comment on matters not listed on the agenda. The City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)

### 7. PROCLAMATIONS, RECOGNITIONS & AWARDS - None.

### 8. REGULAR BUSINESS

- AB 2679 Public hearing/discussion/possible action regarding approval of a Resolution and Ordinance amending the text of the Sedona Land Development Code (LDC). The proposed text amendments include typographical and clerical corrections, changes for clarity, elimination of redundancies, and other more substantive revisions to better reflect the intent of the LDC and goals of the Sedona Community Plan. Case Number: PZ 21-00004 (LDC Revisions).
- AB 2646 Discussion/possible direction/action regarding proposed State legislation and the State budget and its potential impact on the City of Sedona.
- AB 2571 Discussion/possible direction regarding issues surrounding the COVID-19 pandemic and the City's response.
- Reports/discussion regarding Council assignments.
- Discussion/possible action regarding future meeting/agenda items.

**CITY COUNCIL CHAMBERS  
102 ROADRUNNER DRIVE, SEDONA, AZ**

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.



### Page 2, City Council Meeting Agenda Continued

#### 9. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
- b. Return to open session. Discussion/possible action on executive session items.

#### 10. ADJOURNMENT

Posted: 06/03/2021

By: DJ

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Susan L. Irvine, CMC  
City Clerk

Note: Pursuant to A.R.S. § 38-431.02 notice is hereby given to the members of the City Council and to the general public that the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that four or more members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with materials relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at [www.SedonaAZ.gov](http://www.SedonaAZ.gov). The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made forty-eight hours prior to the meeting.

CITY COUNCIL CHAMBERS  
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

**Action Minutes**  
**Regular City Council Meeting**  
**City Council Chambers, Sedona City Hall,**  
**102 Roadrunner Drive, Sedona, Arizona**  
**Tuesday, May 25, 2021, 4:30 p.m.**

**1. Call to Order/Pledge of Allegiance/Moment of Silence/Roll Call**

Mayor Moriarty called the meeting to order at 4:31 p.m.

**Council Present:** Mayor Sandy Moriarty, Vice Mayor Scott Jablow, Councilor Kathy Kinsella, Councilor Tom Lamkin, Councilor Holli Ploog, Councilor Jon Thompson, Councilor Jessica Williamson.

**Staff Present:** City Manager Karen Osburn, Deputy City Manager Joanne Keene, City Attorney Kurt Christianson, Director of Public Works/City Engineer Andy Dickey, Associate Engineer Bob Welch, Chief of Police Charles Husted, Lieutenant Stephanie Foley, Director of Financial Services Cherie Wright, City Clerk Susan Irvine.

**2. City's Vision**

The Mayor read the City's Vision.

**3. Consent Items**

- a. **Minutes - May 11, 2021 City Council Regular Meeting.**
- b. **Minutes - May 12, 2021 City Council Special Meeting.**
- c. **AB 2680 Approval of a Resolution appointing the City of Sedona Finance Director as Chief Fiscal Officer of the City for the purpose of submitting the annual expenditure limitation report to the Arizona Auditor General's Office.**
- d. **AB 2686 Approval of a Construction Manager at Risk (CMAR) for Design Phase Services for the Uptown Sedona Parking Garage Project with McCarthy Building Companies, Inc. in an amount not-to-exceed \$166,374.**

Item 3a was pulled at the request of Councilor Kinsella.

**Motion: Councilor Kinsella moved to approve consent items 3b, 3c, and 3d. Seconded by Councilor Williamson. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, Williamson) and zero (0) opposed.**

**Pulled Consent Item:**

**3a - Minutes - May 11, 2021 City Council Regular Meeting.**

Councilor Kinsella requested that the minutes be edited under item 8a to reflect that she objected to the use of the Ranger Station on Brewer Road.

**Motion: Councilor Kinsella moved to approve consent items 3a as amended. Seconded by Vice Mayor Jablow. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, Williamson) and zero (0) opposed.**

**4. Appointments – None.**

**5. Summary of Current Events by Mayor/Councilors/City Manager**

Sedona City Council  
Regular Meeting  
Tuesday, May 25, 2021  
4:30 p.m.

Vice Mayor Jablow advised that Chief Husted has been accepted to the FBI's Leadership Academy and congratulated him on this prestigious opportunity. Councilor Lamkin stated that the concert at Posse Grounds Park was nice and well attended. The 5-mile run on Saturday was very successful. Karen Osburn introduced Deputy City Manager Joanne Keene to the City Council and welcomed her to the team.

## **6. Public Forum**

Stephanie Schmid, Sedona, spoke on behalf of the Sedona Swim Team and gave a brief history of the organization. She requested that the City Manager reevaluate items related to their summer 2021 contract. She requested an extra hour for swim team time from 7:00-8:00 a.m. Monday-Friday; she asked that the Sedona swim meet in early June be reconsidered with proper COVID protocols in place; and she requested that the showers be turned back on.

Cova Orent, Rimrock, spoke about the funding for the garage in Uptown and felt that it would negatively impact the affordability and availability of housing in Sedona. She asked that Council reconsider the legacy they would leave through the decisions they are making.

## **7. Proclamations, Recognitions, and Awards – None.**

## **8. Regular Business**

### **a. AB 2669 Presentation/discussion by Arizona Public Service (APS) regarding their fire mitigation efforts and summer readiness program.**

Presentation by Mackenzie Rodgers, APS NW Division Director.

Questions and comments from Council.

#### **Presentation and discussion only.**

### **b. AB 2464 Discussion/possible action to approve the publication of a Notice of Intention to Increase Wastewater Rates in accordance with A.R.S. § 9-511.01 and to set a public hearing date at which time Council will consider adoption of a final ordinance changing the City's wastewater capacity fee rates and rate structure.**

Presentation by Cherie Wright, and Willdan Consultants Kevin Burnett and Pat Walker.

Questions and comments from Council.

**Motion: Councilor Thompson moved to approve a Notice of Intention to Increase Wastewater Rates for Capacity Fees and set a future public hearing date for not later than July 27, 2021. Seconded by Councilor Kinsella. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, Williamson) and zero (0) opposed.**

### **c. AB 2683 Discussion/possible action regarding the use of FY21 Sedona Chamber of Commerce and Tourism Bureau (SCC&TB) contract contingency funds in the approximate amount of \$296,000 to pay off the real property owned by the SCC&TB at 401 Jordan Road, SCC&TB's transfer of ownership of the property to the City, and authorization of a budget transfer from contingency.**



Presentation by Karen Osburn.

Questions and comments from Council.

**Motion: Councilor Williamson moved to approve the use of unspent Sedona Chamber of Commerce and Tourism Bureau (SCC&TB) FY21 contract contingency funds, in the approximate amount of \$296,000, to pay off the real property owned by the SCC&TB at 401 Jordan Road, and to execute the necessary legal documents to transfer ownership from SCC&TB to the City of Sedona. Seconded by Vice Mayor Jablow. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, Williamson) and zero (0) opposed.**

**Motion: Councilor Williamson moved to approve a budget transfer of \$296,000 from the contingency account to the Tourism Management & Development program in the City Manager's Office budget. Seconded by Councilor Ploog. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, Williamson) and zero (0) opposed.**

- d. **AB 2685 Discussion/possible action regarding approval of a Parking Agreement and Residential Lease Agreement between the City of Sedona and Arizona Safari Jeep Tours, LLC.**

Presentation by Andy Dickey and Dave Swartwout owner of Arizona Safari Jeep Tours, LLC.

Questions and comments from Council.

**Motion: Councilor Kinsella moved to approve the Parking and Residential Lease Agreements allowing Safari to utilize 215 W SR 89A, and 65 and 121 Brewer Road as specified in the agreement and not to exceed 30 vehicles for parking use on a short-term basis through December 31, 2021 with the option for month-to-month renewals not to exceed 6 months. Seconded by Vice Mayor Jablow. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, Williamson) and zero (0) opposed.**

- e. **AB 2646 Discussion/possible direction/action regarding proposed State legislation and State budget and its potential impact on the City of Sedona.**

Presentation by Kurt Christianson.

Questions and comments from Council.

**By majority consensus, Council directed the City Attorney to register opposition to HB 2900 and SB 1828 which relate to the flat income tax rate.**

- f. **AB 2571 Discussion/possible direction regarding issues surrounding the COVID-19 pandemic and the City's response.**

Presentation by Karen Osburn.

Questions and comments from Council.

**By majority consensus, Council agreed that the Mayor's Emergency Proclamation should be rescinded. They also concurred that they should return to the dais without masks or plexiglass but would wear masks if someone made that request.**

**g. Reports/discussion regarding Council assignments**

Councilor Williamson advised that the Library is having their own beer brewed by a local brewery and will get a portion of the sale proceeds. They are also looking to have their own wine as well. Councilor Lamkin will be attending a Coconino Plateau Watershed meeting on Friday.

**h. Discussion/possible action regarding future meeting/agenda items.**

Mayor Moriarty advised that there is a work session tomorrow at 3:00 p.m.

**9. Executive Session**

**Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:**

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**
- b. Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

**10. Adjournment**

Mayor Moriarty adjourned the meeting at 6:36 p.m. without objection.

**I certify that the above are the true and correct actions of the Regular City Council Meeting held on May 25, 2021.**

\_\_\_\_\_  
Susan L. Irvine, CMC, City Clerk

\_\_\_\_\_  
Date

**Action Minutes  
Special City Council Meeting  
City Council Chambers, Sedona City Hall,  
102 Roadrunner Drive, Sedona, Arizona  
Wednesday, May 26, 2021, 3:00 p.m.**

**1. Call to Order/Pledge of Allegiance/Moment of Silence**

Mayor Moriarty called the meeting to order at 3:00 p.m.

**2. Roll Call**

**Council Present:** Mayor Sandy Moriarty, Vice Mayor Scott Jablow, Councilor Kathy Kinsella, Councilor Tom Lamkin, Councilor Holli Ploog, Councilor Jon Thompson, Councilor Jessica Williamson.

**Staff Present:** City Manager Karen Osburn, Deputy City Manager Joanne Keene, City Attorney Kurt Christianson, City Clerk Susan Irvine, Deputy City Clerk Cherise Fullbright.

**3. Special Business**

**a. AB 2674 Discussion/possible direction regarding the Sedona Chamber of Commerce and Tourism Bureau's (SCC&TB) workplan and budget for FY22.**

Presentation by Karen Osburn, SCC&TB President & CEO Candace Carr Strauss, SCC&TB Director of Marketing Michelle Conway, and SCC&TB Finance Director Gary Stewart.

Questions and comments from Council.

Opened to the public at 5:58 p.m.

The following spoke regarding this item: Robert Pifke, Sedona, Alfred Schroeder, Sedona, Debra Stangl, Sedona.

Brought back to Council at 6:06 p.m.

Break at 6:06 p.m. Reconvened at 6:16 p.m.

Additional questions and comments from Council.

**By majority consensus, Council agreed that the budget should come back in July after the City Manager has worked with the SCC&TB President & CEO to recommend and make changes consistent with today's discussion.**

**b. Discussion/possible action regarding future meetings/agenda items.**

Mayor Moriarty stated that budget meetings will be taking place on June 2<sup>nd</sup> and 3<sup>rd</sup>.

**4. Executive Session**

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

**a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**

**b. Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

**5. Adjournment**

Mayor Moriarty adjourned the meeting at 7:35 p.m. without objection.

**I certify that the above are the true and correct actions of the Special City Council Meeting held on May 26, 2021.**

\_\_\_\_\_  
Cherise Fullbright, Deputy City Clerk

\_\_\_\_\_  
Date



**CITY COUNCIL  
AGENDA BILL**

**AB 2688  
June 8, 2021  
Consent Items**

**Agenda Item:** 3c  
**Proposed Action & Subject:** Approval of the renewal of the existing undercover license plates for undercover vehicles.

|                               |  |
|-------------------------------|--|
| <b>Department</b>             | Police Department  |
| <b>Time to Present</b>        | N/A  |
| <b>Total Time for Item</b>    |  |
| <b>Other Council Meetings</b> | June 13, 2012; May 28, 2013; June 10, 2014; June 9, 2015; June 14, 2016; June 13, 2017; June 12, 2018; May 28, 2019; July 14, 2020 |
| <b>Exhibits</b>               | None   |

|                               |  |                             |                                     |
|-------------------------------|--|-----------------------------|-------------------------------------|
| City Attorney Approval        | Reviewed 6/1/21 KWC  | <b>Expenditure Required</b> |                                     |
|                               |  | \$                          | 0                                   |
| City Manager's Recommendation | Approve the renewal of the existing undercover license plates as listed. | <b>Amount Budgeted</b>      |                                     |
|                               |  | \$                          | 0                                   |
|                               |  | Account No. (Description)   | N/A                                 |
|                               |  | Finance Approval            | <input checked="" type="checkbox"/> |

**SUMMARY STATEMENT**

**Background:** In adherence to Arizona Revised Statutes (A.R.S.) § 38-538.03, an exemption approval from the Governor or relevant agency governing body is required each year for vehicles issued plates under the provisions of A.R.S § 28-2511(A) or (E) regardless of the vehicle's tab expiration date. This is the annual renewal for four current vehicles in the program.

The list of vehicles by year, make, model, and VIN has been prepared and will be available for review in the Chief of Police Executive Assistant's office.

**Community Plan Consistent:**  Yes -  No -  Not Applicable

**Board/Commission Recommendation:**  Applicable -  Not Applicable

**Alternative(s):** N/A

**MOTION**

**I move to:** approve the renewal of the existing undercover license plates for the undercover vehicles.



**CITY COUNCIL  
AGENDA BILL**

**AB 2684  
June 8, 2021  
Appointments**

**Agenda Item:** 4a  
**Proposed Action & Subject:** Discussion/possible action regarding the appointment of a Planning & Zoning Commissioner.

|                               |                 |
|-------------------------------|-----------------|
| <b>Department</b>             | City Clerk      |
| <b>Time to Present</b>        | 2 minutes       |
| <b>Total Time for Item</b>    | 5 minutes       |
| <b>Other Council Meetings</b> | N/A             |
| <b>Exhibits</b>               | A. Applications |

|                               |   |                             |                                     |
|-------------------------------|---|-----------------------------|-------------------------------------|
| City Attorney Approval        | Reviewed 6/1/21 KWC   | <b>Expenditure Required</b> |                                     |
|                               |   | \$                          | 0                                   |
| City Manager's Recommendation | Appoint Sarah Wiehl to a seat on the Planning & Zoning Commission as recommended. | <b>Amount Budgeted</b>      |                                     |
|                               |   | \$                          | 0                                   |
|                               |   | Account No. (Description)   | N/A                                 |
|                               |   | Finance Approval            | <input checked="" type="checkbox"/> |

**SUMMARY STATEMENT**

**Background:** The Planning & Zoning Commission advertised seeking an applicant to fill one (1) open seat on the Commission with an application deadline of April 29, 2021. The vacancy is the result of the resignation of Eric Brandt on April 1, 2021. A total of two (2) applications were received for the vacancy.

The Selection Committee made up of Mayor Sandy Moriarty, Vice Mayor Scott Jablow, and Chair Kathy Levin interviewed the applicants on May 26, 2021 and unanimously recommended the appointment of Sarah Wiehl to a seat on the Planning & Zoning Commission. The term will begin immediately and end October 31, 2022 or until a successor is appointed, whichever is later.

**Community Plan Compliant:**  Yes -  No -  Not Applicable

**Board/Commission Recommendation:**  Applicable -  Not Applicable

**Alternative(s):** Council may request that the vacancies be reposted.

**MOTION**

**I move to:** appoint Sarah Wiehl to a seat on the Planning & Zoning Commission with a term beginning immediately and ending October 31, 2022 or until a successor is appointed, whichever is later.

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CITY OF SEDONA  
CITY CLERK'S OFFICE



**PLANNING AND ZONING COMMISSION APPLICATION**

**READ THE FOLLOWING INSTRUCTIONS CAREFULLY  
BEFORE FILLING OUT YOUR APPLICATION – TYPE OR PRINT CLEARLY  
IN INK ONLY.**

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

**A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL  
INFORMATION REQUESTED ON THE APPLICATION.**

Resume Attached: Yes  No

**All information submitted in this application is public information and subject to  
disclosure in response to a public records request.**

**APPLICANT'S NAME:** Robert C. Porter

**MAILING ADDRESS:** [REDACTED]  
(Street or P.O. Box) (City) (State) (Zip)

**HOME ADDRESS:** [REDACTED]  
(Street or P.O. Box) (City) (State) (Zip)

**PHONE:** Home: [REDACTED] Work: [REDACTED] Cellular: [REDACTED]

**EMAIL:** [REDACTED]

Are there any days you will not be available for an interview?

No

**Sedona residency is a requirement to serve on the Planning and Zoning Commission.**

Do you live within the incorporated boundaries of the City of Sedona? Yes  No

If so, for how many years? 22

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes  No  If so, for which board/commission and for what length of term?

Western Gateway CFA; Budget Work Group Committee

In answering the following questions, if more space is required, please attach a separate sheet of paper.



**Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.**

I have been a developer and financier of residential real estate, homes and apartments for more than 40 years (see attached Bio); and I have personally been responsible for the construction and sale of more than 10,000 new homes (see attached schedule).

**What skills do you believe you possess that would enable you to help to achieve consensus on issues?**

I have sat on numerous Boards and committees, professional, civic and charitable, which have necessitated driving consensus. It is one of my strongest qualities.

**What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?**

To review potential zoning and development applications, and to advise City Council with regard to the best course of action for the City, to include review and advice of the City's Community Plan.

**What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?**

My qualifications are best described in my attached Biography, and the schedule of projects that I have built.

**What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?**

Maintaining and Sustaining the quality of life in Sedona, and the quality of our Sedona environment.

**What do you hope to accomplish as a Planning and Zoning Commission member?**

To make a positive, and professional contribution to the City Council, and to the future development of the City of Sedona.

**If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?**

Yes.

**Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?**

Yes.

**Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.**

It is a complex question; but the simple answer is that the Sedona Community Plan is a general plan outlining the current and future "shape" of the entire City of Sedona. The Land Development Code sets forth Allowed Zoning Uses and Zoning conversions to give property owners and potential developers an understanding of what can be done. The Design Review Manual provide detailed guidelines for project submittals and the presentation of project design criteria.

**As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?**

I will hope for consensus in deciding on any proposal with an eye to Maintaining and Sustaining the quality of life in Sedona, and the quality of our Sedona environment.

**If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?**

I will articulate my personal views in the hope that they might have a positive effect, and possible improvements to the proposal. At the end of the day, however, the current Community Plan and zoning codes must prevail.

Thank you for your interest in serving on the Planning and Zoning Commission. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 282-3113. For questions about the Planning and Zoning Commission, please contact the Community Development Department at 282-1154.

## ROBERT C. PORTER

Cell: [REDACTED] ♦ E-Mail: [REDACTED]



**ROBERT C. PORTER** is a respected leader in the home building and real estate development industries, with years experience as a successful corporate executive, financial manager and entrepreneur. Bob was born and reared in Washington, DC, and holds a BA Degree from Mercer University in Macon, Georgia. He now resides in Sedona, Arizona.

### **BANKING AND FINANCE**

Bob's primary strengths are in finance and executive leadership which he began to develop at Riggs National Bank (now PNC) in Washington, DC. Bob completed the rigorous Management Training Program at Riggs, after which he honed his skills in the Commercial Construction Lending Division where he excelled at creative financial solutions as a financial analyst and financial manager.

### **CHIEF FINANCIAL OFFICER: REAL ESTATE INVESTMENT TRUST**

Bob left Riggs Bank to join Mortgage Investors of Washington, a NYSE traded Real Estate Investment Trust (REIT), where he rose to the position of Chief Financial Officer at the age of 28. Bob had primary responsibility for negotiating a \$100 Million, 20 bank Revolving Credit facility, Public Debt Offerings, as well as all Securities and SEC relationships

### **VICE PRESIDENT FINANCE: NATIONAL HOUSING PARTNERSHIPS (NHP)**

After leaving MIW, Bob joined National Housing Partnership as Regional Vice President. NHP was one of the largest apartment builders in the country at that time, producing 40,000 units a year of mostly HUD financed projects: 221(d)(3), 221(d)(4) and 223(f). NHP also produced "for sale housing" joint ventures in which Bob specialized, providing joint venture financing and executive management for 600 to 800 new homes a year in Florida and South Carolina.

### **PRESIDENT, CHIEF OPERATING OFFICER: PULTE HOME CORPORATION**

Bob was recruited by Pulte Home Corporation as President of their Arizona Division which he grew to 1,300 annual closings (1,000 in Phoenix and 300 in Tucson), making it the largest, and most profitable Division in the Pulte organization at that time. Bob managed all day-to-day operations for Pulte; and he was the first to structure a series of land banking transactions that funded the company's phenomenal growth, producing \$125 to \$150 Million in Annual Revenues.

### **PRESIDENT, CHIEF OPERATING OFFICER: SUNCHASE HOLDINGS**

SunChase is a diversified, multi-billion dollar company with vast land holdings, and interests in timber, mining, computer software and fiber optics. SunChase appointed Bob to its Board of Directors and President of their home building subsidiary, for which Bob managed all day-to-day operations. Bob also advised SunChase regarding its master planned communities, including ESTRELLA in Phoenix, and MOUNTAIN HOUSE in Northern California.

### **PRESIDENT, CHIEF OPERATING OFFICER: BEAZER HOME CORPORATION**

Beazer Homes recruited Bob as President of their troubled Nevada Division where he profitably doubled Beazer's market share in Las Vegas, while expanding Beazer's operations into the Northern Nevada market in Reno/Sparks. Bob managed all day-to-day operations of this publicly traded company, producing 700 units, and \$100 Million to \$125 Million in Revenues per year.

**PRESIDENT, CHIEF OPERATING OFFICER: PERSONAL COMPANIES**

After leaving Beazer, Bob co-founded American Communities, predecessor of his current company, Mountain Pacific Development, where he managed all day-to-day operations, and administered all financing and financial management of his companies, averaging 700 units, and \$100 Million to \$125 Million in Revenues per year.

Bob and his partner are currently developing INSPIRATION AT COTTONWOOD, a \$44 Million, 192 unit rental apartment community in Cottonwood, Arizona. The Project is being financed, in part, by a \$37 Million loan from the Department Of Housing & Urban Development (HUD), under Section 221(d)(4). They hope to break ground in April/May, 2021.

**PERSONAL**

Bob's distinguished career has included service in a number of civic and public organizations:

- ◆ Board of Directors -- Home Builders Association of Central Arizona
- ◆ Board of Directors -- Southern Nevada Home Builders Association
- ◆ Advisory Committee -- Nevada Housing Authority
- ◆ Charter Member -- Dean's Council of 100; Arizona State University
- ◆ President's Inner Circle -- UNLV Foundation; Las Vegas, NV
- ◆ Founding Member -- Keystone Group; Las Vegas, Nevada
- ◆ Board of Directors -- Goodwill Industries; Las Vegas, Nevada
- ◆ Chairman -- We Care Ministries; Las Vegas, Nevada
- ◆ Board of Directors -- Old Town Mission; Cottonwood, AZ
- ◆ Board Of Trustees -- Fine Arts Museum of Sedona (FAMoS)
- ◆ Advisory Board Member -- ASU Catholic Newman Center; Arizona State University
- ◆ Advisory Board Member -- YoungLife of Northern Arizona; Sedona, AZ
- ◆ Advisory Board Member -- City of Sedona, Arizona General Plan Committee
- ◆ Advisory Committee Member -- Rainbow Acres
- ◆ Member -- Sedona 30

**PROJECTS DEVELOPED BY ROBERT C. PORTER**

| <b>Project</b>           | <b>Location</b>     | <b>Year</b> | <b>Product Type</b> | <b># of Homes</b> |
|--------------------------|---------------------|-------------|---------------------|-------------------|
| Amberwood                | North Las Vegas, NV | 1995        | Single Family       | 192               |
| Anderson Springs         | Chandler, AZ        | 1986        | Patio Homes         | 208               |
| Belle Esprit             | Las Vegas, NV       | 1996        | Townhouse           | 302               |
| Cambridge Heights        | Phoenix, AZ         | 1983        | Single Family       | 125               |
| Canada Hills             | Tucson, AZ          | 1994        | Single Family       | 87                |
| Casa Rio                 | Tucson, AZ          | 1994        | Single Family       | 68                |
| Clearwater Canyon        | Henderson, NV       | 2002        | Single Family       | 26                |
| Cobblestone              | Peoria, AZ          | 1984        | Single Family       | 208               |
| Colonies of Margate      | Ft. Lauderdale, FL  | 1977        | Mobile Home         | 825               |
| Craig Ranch Village      | North Las Vegas, NV | 1995        | Single Family       | 206               |
| Desert Princess          | Palm Springs, CA    | 1989        | Condos              | 1,250             |
| Destination              | North Las Vegas, NV | 1997        | Single Family       | 223               |
| Eagle Rock               | Las Vegas, NV       | 1996        | Single Family       | 143               |
| Emerald Point            | Glendale, AZ        | 1987        | Single Family       | 127               |
| Enchantment              | Henderson, NV       | 1998        | Single Family       | 129               |
| Fairway Villas           | North Las Vegas, NV | 2001        | Townhouse           | 40                |
| Golden Hills             | Mesa, AZ            | 1983        | Single Family       | 106               |
| Harmony                  | North Las Vegas, NV | 2001        | Cluster             | 209               |
| Hearthstone              | Chandler, AZ        | 1985        | Single Family       | 152               |
| Hearthstone              | Chandler, AZ        | 1985        | Patio Homes         | 163               |
| Hearthstone              | Chandler, AZ        | 1985        | Townhouse           | 212               |
| Heritage Estates         | Henderson, NV       | 1995        | Single Family       | 87                |
| Heritage Manor           | Henderson, NV       | 1995        | Single Family       | 77                |
| Highland Glen            | Henderson, NV       | 1995        | Patio Homes         | 185               |
| Imagination              | North Las Vegas, NV | 2000        | Single Family       | 257               |
| Inspiration              | Henderson, NV       | 2000        | Townhouse           | 312               |
| La Casa Mesa             | Mesa, AZ            | 1986        | Single Family       | 52                |
| La Casa Rica             | Scottsdale          | 1986        | Patio Homes         | 64                |
| La Paz                   | Las Vegas, NV       | 1995        | Single Family       | 82                |
| Lexington Place          | Glendale, AZ        | 1983        | Single Family       | 213               |
| Liberty Village          | Peoria, AZ          | 1983        | Single Family       | 187               |
| Mission Hills            | Tucson, AZ          | 1994        | Single Family       | 207               |
| Mountain Crest           | Las Vegas, NV       | 1995        | Single Family       | 160               |
| Mountainview Estates     | Scottsdale, AZ      | 1985        | Single Family       | 152               |
| Mountainview Estates     | Scottsdale, AZ      | 1985        | Townhouse           | 216               |
| Promontory               | Reno, NV            | 1996        | Single Family       | 158               |
| Renaissance              | North Las Vegas, NV | 1997        | Single Family       | 187               |
| Sabino Canyon            | Tucson, AZ          | 1994        | Single Family       | 128               |
| Saguaro Canyon           | Tucson, AZ          | 1983        | Single Family       | 198               |
| San Marcos               | Chandler, AZ        | 1987        | Single Family       | 164               |
| Silverado Hills          | Tucson, AZ          | 1994        | Single Family       | 124               |
| South Mountain Ranch     | Phoenix, AZ         | 1985        | Single Family       | 210               |
| South Point              | Chandler, AZ        | 1986        | Townhouse           | 175               |
| Stonegate Crossing       | Chandler, AZ        | 1984        | Single Family       | 165               |
| Stonegate Crossing       | Chandler, AZ        | 1984        | Patio Homes         | 185               |
| Stonegate Crossing       | Chandler, AZ        | 1984        | Townhouse           | 215               |
| Sunstone                 | Chandler, AZ        | 1984        | Townhouse           | 125               |
| The Ridge                | Henderson, NV       | 2004        | Luxury Custom       | 5                 |
| The View At Black Mtn.   | Henderson, NV       | 1998        | Patio Homes         | 262               |
| Villa De Paz             | Phoenix, AZ         | 1983        | Single Family       | 325               |
| Villages At Country Club | Mesa, AZ            | 2009        | Townhouse           | 369               |
| <b>TOTAL</b>             |                     |             |                     | <b>10,423</b>     |

APR 28 2021

CITY OF SEDONA  
PLANNING AND ZONING COMMISSION OFFICE



PLANNING AND ZONING COMMISSION APPLICATION

READ THE FOLLOWING INSTRUCTIONS CAREFULLY  
BEFORE FILLING OUT YOUR APPLICATION – TYPE OR PRINT CLEARLY  
IN INK ONLY.

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL INFORMATION REQUESTED ON THE APPLICATION.

Resume Attached: Yes  No

All information submitted in this application is public information and subject to disclosure in response to a public records request.

APPLICANT'S NAME: SARAH JANE WIEHL

MAILING ADDRESS: [REDACTED]  
(Street or P.O. Box) (City) (State) (Zip)

HOME ADDRESS: [REDACTED]  
(Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cellular: [REDACTED]

EMAIL: [REDACTED]

Are there any days you will not be available for an interview?

NO, OTHER THAN IF TRAVELING

**Sedona residency is a requirement to serve on the Planning and Zoning Commission.**

Do you live within the incorporated boundaries of the City of Sedona? Yes  No

If so, for how many years? SINCE 2017 PART TIME  
SINCE 2020 FULL TIME

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes  No  If so, for which board/commission and for what length of term?

In answering the following questions, if more space is required, please attach a separate sheet of paper.

## **PLANNING AND ZONING COMMISSION APPLICATION**

**Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.**

Please see attached resume.

**What do you believe you possess that would enable you to help to achieve consensus on the issues?**

Skills that I possess that have helped me achieve consensus include:

- Conflict Resolution
- Cross Generational Conversations and Effective Communication
- Collaborative and Egalitarian Attitude
- Solution Oriented & Growth Mindset

**What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?**

I believe role would be to serve the citizens of Sedona by assisting the Planning & Zoning Commission in making land use and zoning decisions that are consistent with the policies and plans as formally adopted by the Sedona Community Plan, and in support of improving the quality of life for the City of Sedona residents.

**What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?**

Please see attached resume.

**What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?**

- Traffic and Walkability
- Economic Diversity and Affordable Housing
- Sustainability
- Environmental Stewardship

**What do you hope to accomplish as a Planning and Zoning Commission member?**

I would work in a collaborative effort to support the City of Sedona's long term planning goals, while integrating and addressing concerns of local businesses and residents. Through this approach, I would expect to achieve progress and forward movement through innovation and



high-level problem solving skills for the well-being and in the best interest of the greatest amount of people possible. I would be a conduit for bridging the gap in areas of conflict in order to achieve effective resolution and targeted solutions.

**If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment:**

If appointed, I would be pleased and honored to serve the full term.

**Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?**

As a professional engineer, I have read all three, and am familiar with them.

**Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.**

The Sedona Community Plan is a comprehensive document expressing the community goals, priorities and policies for future growth and development within the City of Sedona. It outlines major outcomes desired for implementation, with a focus on sustainability and unified vision. The Plan is a resource guide providing the foundation/goals for Planning Commission and City Council development decisions. It is an umbrella to which other more specific/detailed plans (LDC, DRM, etc.) and capital improvements are to adhere and support.

The Land Development Code is a regulatory document created to implement the goals, objectives and policies of the City of Sedona through a series of guidelines and controls for the development and use of lands within City limits. The LDC provides requirements related to zoning districts, land use, building & site design, wireless communication, transportation, landscaping and signage.

The Design Review Manual provides documentation in support of the Land Development Code regarding submittals requirements, design guidelines and technical engineering standards.

**As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?**

After listening to the testimony regarding a specific proposal of planning issue and weighing the options, my decisions will be based upon, and in alignment with, what I believe are the goals and policies set forth in the Sedona Community Plan. While sometimes the extremely vocal minority can overpower the sometimes silent majority, I would focus on what's right for all of Sedona, not just the loudest voice.

**If you are appointed as Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?**

My job would be to support the Community Plan and apply it appropriately to my actions. If I have reservations about an element of the Community Plan, the appropriate time to discuss those would be during an amendment process to the Community Plan, not on a particular proposal that might happen to follow an aspect of the Plan with which I might have such reservations. I will vocalize those concerns in an open and transparent format encouraging constructive and productive dialogue. I welcome respectful and thoughtful discussions in order for all points of view to be considered. My personal support, or lack thereof, for a proposal will not sway my official support, as my commitment in being a Planning and Zoning Commissioner is to be of service in supporting progress and action of the community goals and vision as outlined in the Community Plan.



## ECO ELEGANT ENGINEERING

### **Sarah Wiehl, PE, LEED® AP (BD+C)**

#### **PRINCIPAL / Project Manager / Civil Engineering**

As Principal and Project Manager of Eco Elegant Engineering, Sarah is responsible for client contact, establishment of fees and schedules, project design and production, overall project coordination and construction management and administration services.

Her specialty is providing civil engineering design services for high end residential private estates with a focus on green and sustainable design practices. Sarah has worked on several estates in the Los Angeles/Bel Air/ Beverly Hills area, some of which have been featured in Architectural Digest. She is currently mid-construction on her first project in Sedona, Arizona, her own home. In alignment with her core values, she is implementing those design principals that she has studied and considers the basic foundation, in integrating construction and environmentally conscious design.

Sarah is a LEED® accredited professional. She is responsible for working with design teams in evaluating a projects LEED® potential, design implementation and subsequent LEED® documentation. Sarah has 20 years of experience as a civil engineer. Her passion is client relationships, responsiveness, green initiatives and sustainable design. Sarah believes in applying a growth mindset in all her affairs.

Listed below are relevant projects for which Sarah has been responsible:

#### **Higher Education:**

**UCLA Ostin Music Center**, Los Angeles, CA

**Santa Monica College Student Services Building**, Santa Monica, CA

**UC Riverside Arroyo Student Housing (Glen Mor I)**, Riverside, CA

**UC Riverside Student Academic Support Services**, Riverside, CA

**UC Riverside CHASS**, Riverside, CA

**Campbell Hall**, Los Angeles, CA

**Harvey Mudd College Teaching and Learning Center**, Claremont, CA

**College of the Desert Student Services Center**, Palm Desert, CA

#### **Entertainment:**

**Fox Studios Building 104**, Los Angeles, CA

**Fox Studios Parking Structure**, Los Angeles, CA

**Culver Studios Building J**, Culver City, CA

**William Morris Agency**, Beverly Hills, CA



#### **Education**

University of Delaware  
BS, Civil Engineering

#### **Registration**

Professional Engineer: CA (C72976)

Professional Engineer: AZ (64128)

LEED® AP (BD+C)

#### **Professional Affiliations**

United States Green Building  
Council

Green Building Certification Institute

#### **Commitment to community involvement**

Sarah is a long time member of the United States Green Building Council and volunteered her time in helping to develop the LEED Fellow Program. She also actively participated in the City of Santa Monica Sustainable Works Green Living Workshops and volunteered her time at her son's school participating in the Green/Sustainable Committee that developed and implemented sustainable and environmentally considerate practices and principles for the school.



## **ECO ELEGANT ENGINEERING**

Sarah Wiehl project experience continued:

### **Parks/Recreation:**

- Marsh Park, Los Angeles, CA**
- Vista Hermosa Park, Los Angeles, CA**
- City of Santa Monica Accessible Playground, Santa Monica, CA**
- Annenberg Beach House, Santa Monica, CA**
- San Gabriel River Discovery Center, South El Monte, CA**

### **Office/Mixed-Use:**

- 2000 Avenue of the Stars Business Center, Los Angeles, CA**
- National Center for the Preservation of Democracy, Los Angeles, CA**
- The Tower Beverly Hills, Beverly Hills, CA**
- La Mar Mixed-Use Lofts, Manhattan Beach, CA**
- Abbot Kinney Commercial and Residential Lofts, Venice, CA**
- 700 Corporate Pointe, Culver City, CA**
- Selma and Vine Commercial (LEED), Brentwood, CA**
- 4<sup>th</sup> and Broadway, Santa Monica, CA**
- Southeast Los Angeles Court House, Los Angeles, CA**

### **Single Family Residential:**

- Chalon Private Estate, Bel Air, CA**
- Alta Drive Private Estate, Beverly Hills, CA**
- Kenworthy Private Estate, Brentwood, CA**
- Mandeville Private Estate, Brentwood, CA**
- Veterans Private Estate (LEED), Brentwood, CA**
- Charing Cross Private Estate, Los Angeles, CA**
- Chautauqua Private Estate, Los Angeles, CA**
- Huvane Private Estate, Los Angeles, CA**
- Karsh Private Estate, Los Angeles, CA**
- Bellagio Estate, Beverly Hills, CA**
- Pasadena Private Estate, Pasadena, CA**
- Muskingum Estate, Pacific Palisades**
- Greenbridge Estate, Beverly Hills, CA**
- Oporto Estate, Beverly Hills, CA**



**CITY COUNCIL  
AGENDA BILL**

**AB 2687  
June 8, 2021  
Appointments**

**Agenda Item:** 4b  
**Proposed Action & Subject:** Discussion/possible action regarding the appointment of a board member to the Public Safety Personnel Retirement System (PSPRS) Board.

|                               |                 |
|-------------------------------|-----------------|
| <b>Department</b>             | City Clerk      |
| <b>Time to Present</b>        | 2 minutes       |
| <b>Total Time for Item</b>    | 5 minutes       |
| <b>Other Council Meetings</b> | N/A             |
| <b>Exhibits</b>               | A. Applications |

|                               |   |                             |                                     |
|-------------------------------|---|-----------------------------|-------------------------------------|
| City Attorney Approval        | Reviewed 6/1/21 KWC   | <b>Expenditure Required</b> |                                     |
|                               |   | \$                          | 0                                   |
| City Manager's Recommendation | Appoint Anne E. Khoury to the Public Safety Personnel Retirement System (PSPRS) Board as recommended. | <b>Amount Budgeted</b>      |                                     |
|                               |   | \$                          | 0                                   |
|                               |   | Account No. (Description)   | N/A                                 |
|                               |   | Finance Approval            | <input checked="" type="checkbox"/> |

**SUMMARY STATEMENT**

**Background:** The Public Safety Personnel Retirement System (PSPRS) Board advertised seeking applicants to fill one (1) seat on the Board with an application deadline of January 28, 2021. Having received no applications, the deadline was extended to remain open until filled. The open seat was due to the resignation of a board member. A total of three (3) applications were received for this vacancy.

The Selection Committee made up of Mayor Sandy Moriarty, Vice Mayor Scott Jablow, and PSPRS Board Chairman Kathy Kinsella interviewed the applicants on May 26, 2021 and recommended the appointment of Anne E. Khoury to the open seat on the Public Safety Personnel Retirement System (PSPRS) Board. This term will begin immediately and end April 24, 2023 or until a successor is appointed, whichever is later.

**Community Plan Compliant:**  Yes -  No -  Not Applicable

**Board/Commission Recommendation:**  Applicable -  Not Applicable

**Alternative(s):** Council may request that the vacancy be reposted.

## MOTION

**I move to:** appoint Anne E. Khoury to the Public Safety Personnel Retirement System (PSPRS) Board with a term beginning immediately and ending April 24, 2023 or until a successor is appointed, whichever is later.



**PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM (PSPRS) LOCAL BOARD APPLICATION**

RECEIVED

JAN 12 2021

**Thank you for your interest in serving on the City of Sedona Public Safety Personnel Retirement System Local Board** CITY OF SEDONA CITY CLERK'S OFFICE

**Before You Begin.** Please read the following instructions carefully before filling out your application – type or print clearly in ink only. A resume is not required, but you are encouraged to submit one. However, you must complete all questions and furnish all requested information. If an item does not apply to you, or if there is no information to be given write in the letters "NA" for "Not Applicable". Return your completed application to the City Clerk's Office at 102 Roadrunner Drive. Applications will be forwarded to the Mayor and City Council for evaluation and appointment.

**All information submitted in this application is public information and subject to disclosure in response to a public records request.**

YOUR NAME: Peter William Pfeiffer III

ADDRESS: [Redacted]  
Street Address (No P.O. Boxes) (City) (State) (Zip)

MAILING ADDRESS (if different): \_\_\_\_\_

PHONE: Home N/A Work: N/A Message Phone: [Redacted]

E-MAIL ADDRESS: [Redacted]

Do you live within the incorporated boundaries of the City of Sedona? Yes  No  If so, for how many years? 4 yrs 10 mths

If you live outside the incorporated boundaries of the City of Sedona, are you employed, own a business or have substantial ties (e.g. own property) within the incorporated boundaries of the City of Sedona? Yes  No  If so, please explain.

Have you previously been appointed to any position by the City of Sedona? Yes  No  If so, what and for what length of term? \_\_\_\_\_

In answering the following questions, if more space is required, please attach a separate sheet of paper.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

Last job was military. 24 years 7mths. Infantry, Artillery, Logistic's ACO. Haz mat technician. Prior, Busboy, Dishwasher, Pizza cook, Janitor and milkman.

What skills do you feel you possess that would enable you to help to achieve consensus on issues?

Common Sense.

What are your perceptions of the duties, responsibilities, and role of the PSPRS Local Board?

The Board has a lot of responsibilities to ensure employees of the City of Sedona get a fair shake when they submit a claim.

What experience and special skills would you bring that would demonstrate an understanding of law enforcement retirement issues?

24 years 7mths military.



If appointed to the PSPRS Local Board, are you willing to serve the full term of the appointment (4 years)?

Yes.

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Thank you for your interest to serve on the PSPRS Local Board. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 928-282-3113. For questions about the board, please contact Human Resources at 928-203-5038.



# PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM (PSPRS) LOCAL BOARD APPLICATION

RECEIVED  
APR 22 2021  
CITY OF SEDONA  
CITY CLERK'S OFFICE

**Thank you for your interest in serving on the City of Sedona Public Safety Personnel Retirement System Local Board**

**Before You Begin.** Please read the following instructions carefully before filling out your application – type or print clearly in ink only. A resume is not required, but you are encouraged to submit one. However, you must complete all questions and furnish all requested information. If an item does not apply to you, or if there is no information to be given write in the letters "NA" for "Not Applicable". Return your completed application to the City Clerk's Office at 102 Roadrunner Drive. Applications will be forwarded to the Mayor and City Council for evaluation and appointment.

**All information submitted in this application is public information and subject to disclosure in response to a public records request.**

**YOUR NAME:** Anne E. Khoury

**ADDRESS:** [REDACTED]  
Street Address (No P.O. Boxes) (City) (State) (Zip)

**MAILING ADDRESS (if different):** \_\_\_\_\_

**PHONE:** Home [REDACTED] Work: \_\_\_\_\_ Message Phone: \_\_\_\_\_

**E-MAIL ADDRESS:** [REDACTED]

Do you live within the incorporated boundaries of the City of Sedona? Yes  No  If so, for how many years? 5.5 years

If you live outside the incorporated boundaries of the City of Sedona, are you employed, own a business or have substantial ties (e.g. own property) within the incorporated boundaries of the City of Sedona? Yes  No  If so, please explain.

Have you previously been appointed to any position by the City of Sedona? Yes  No  If so, what and for what length of term? Citizen Budget Committee; 2 years

In answering the following questions, if more space is required, please attach a separate sheet of paper.

**Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.**

**My career in human resource management at Chevron, Livermore National Laboratory, Los Alamos National Laboratory, and Westinghouse, as well as my PhD and MBA in Finance are relevant preparation for this appointment. From this background, I have a practiced understanding of hiring, staffing, and benefit strategies and issues, and understand financials and related documentation. (See Resume)**

**What skills do you feel you possess that would enable you to help to achieve consensus on issues?**

**See attached**

**What are your perceptions of the duties, responsibilities, and role of the PSPRS Local Board?**

**Review and approve pension calculations (actuarial report) for retiring Sedona police. Acknowledge retirements and approve new additions to the pension system and service purchase requests. Review and revise, as needed, rules and procedures of the PSPRS Local Board.**

**What experience and special skills would you bring that would demonstrate an understanding of law enforcement retirement issues?**

**The Security Force at Los Alamos National Laboratory were employees, not a contract force. As the Laboratory Training Director, I provided leadership to the safeguards and security force training and qualification program. This involved multiple layers of qualification given the nature of Laboratory work as a nuclear weapons research and development and production facility. I am well aware of the importance of competitive benefit and pension systems to attract and retain security officers as well as the implications for company current and future financials.**

**What skills do you feel you possess that would enable you to help to achieve consensus on issues?**

All of my career positions involved working with teams and consensus building across organizations, both internal and external. For example, in my position with Los Alamos National Laboratory, I led programs that interfaced with the Department of Energy, Department of Defense, University of California, and Laboratory scientific staff. At Chevron, I worked globally, across multiple departments and divisions. Meetings in all of my positions involved multiple perspectives and priorities that needed to be heard and addressed before solutions could move forward. My particular skills in listening, clarifying, and understanding while pressing for consensus and result, have proven helpful throughout my career and in my personal life.

If appointed to the PSPRS Local Board, are you willing to serve the full term of the appointment (4 years)?

**Yes**

---

Thank you for your interest to serve on the PSPRS Local Board. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 928-282-3113. For questions about the board, please contact Human Resources at 928-203-5038.

**ANNE KHOURY**

**Sedona, AZ 86336**

## **RESUME**

### **EDUCATION**

PhD Organizational Learning - University of New Mexico

MBA Finance - University of Cincinnati

### **PROFESSIONAL EXPERIENCE**

6/2010 – 2/2016 (Retired)

**Chevron Global Downstream**

**San Ramon, California**

*Manager, Talent Management*

Led the Talent Management division for Chevron Downstream operations. This included initiatives for Manufacturing, Marketing and Sales, Chemical and Lubricant Plants, and Supply and Trading operations. In partnership with HR and business leaders, determined the global Downstream Talent Management Framework and progressed supporting deliverables. Accomplishments highlights included:

- Re-aligned the hiring, promotion and reward structures and established uniform support tools for data management and systematic work control.
- Designed and deployed Core Competency Talent Management Teams (CCTMs) to address competency management and development, including strategic staffing, in key job families across Downstream. Outcomes included expansion of talent sourcing programs for engineers, cross Downstream development programs for sales, engineering, and leaders and strategic staffing strategies for Downstream to supply Upstream with engineers and operations employees.
- Consolidated Graduate and engineering development programs into one Downstream program and established governance structure. Results included a dramatic increase in recruiting leverage and efficiency in job placements upon program completion.
- Expanded new hire and experienced employee development programs and aligned to competency structure and strategic staffing strategy.
- Working through the CCTMs, established competency structure functions to define the core workforce population and aligned with Upstream disciplines. This greatly assisted in understanding strategic staffing direction, staff transfer opportunities, and focusing competency development and hiring on critical need and high attrition risk areas.
- Managed annual Downstream strategic staffing presentations to Chevron CEO and Division Presidents.

11/2008 - 6/2010

**Chevron Global Downstream**

**Richmond California**

*Manager, Global Manufacturing Learning and Development (L&D)*

Established a new global team to standardize manufacturing training and build L&D capability across refineries, in partnership with local refinery L&D managers. Goal accomplishment involved strong project and change management skills and continued stakeholder engagement with refinery management.

Success highlights included:

- Developed and built agreement around a 5-year plan for standardized L&D deliverables that was approved by all levels of management in Chevron refineries world-wide. To address plan deliverables, developed budgets and teams across refineries and won Chevron Chairman's Award in 2013 when a standardized L&D program was in place in Downstream Manufacturing.

Specifically -

- Developed a field and console operations competency framework (hire through senior console operator), mapped available training and assessments to the framework, and identified training gaps.
- To address these gaps, selected a vendor partner to work with the global team and identified refinery SMEs to develop web, classroom, application exercise, and assessments for Global Field Operator, Global Field Operator Advanced Skills, and Global Console Operator curricula.
- To enable manufacturing L&D curriculum management, established a GMfg L&D SharePoint site for global curriculum and document review
- Promoted cross refinery L&D business practices and products by establishing three global task teams: GMfg L&D Leadership Team, the GMTT2 (Ops. Training Supervisors/Trainers), and a GMfg L&D Technology Team.

3/2003 – 11/2008

**Lawrence Livermore National Laboratory**  
**Livermore, California**

*Training & Development Director*

Managed training and development for \$1.6B/10,000 + employee Research & Development nuclear weapons laboratory. Services focused on technical skills training, university partnership degree programs, and leadership and employee development programs. Managed the Laboratory training center and 20 L&D/OD employees, supporting 13 Laboratory directorates.

Success highlights included:

- Established new centralized training and development division with policies, procedures, processes, that reduced L&D costs by approx. \$1million and improved training quality and compliance with requirements.
- Working closely with senior management, led design of a leadership competency framework and the re-design and implementation of leadership/management development programs for each level of Laboratory management. The program included development of succession pools. Program evaluation results were consistently in the 6-7 point range on a 7 point scale.
- Co-led change management process when new company assumed the Laboratory management contract.
- Developed e-learning portal for workforce learning.
- First social scientist elected to the Laboratory Human Subjects Internal Review Board. Here I regularly analyzed research and data results.

1991 - 3/2003

**Los Alamos National Laboratory**

**Los Alamos, New Mexico**

*HR Chief of Staff (2001 – 3/2003)*

As part of a 3 member division management team facilitated strategic direction and management of human resources function including Staffing, Compensation & Benefits, Employee Relations, Training & Development, HR Information Systems, and Distributed HR services with an HR budget of \$23M and HR staff of 140 employees. Led Laboratory strategic staffing initiative and partnered with DOE and the University of California to ensure the nuclear complex had a robust critical skill pipeline for current and future missions. Worked closely with the Department of Energy and the University of California to develop and report on HR performance indicators and metrics, moving the relationship from adversarial to partnership.

*Training Director (1996-2000)*

Provided leadership and administration of the Laboratory training and education including operations training - nuclear facility, technical, quality, safeguards and security, and ES&H (\$8.5M budget with 10 core and 45 deployed employees). Implemented a virtual training/learning center; a training documentation

database to track skills and qualifications and authorize work for 13,000 employees; established training policies and standards; and built Laboratory wide training manager and training coordinator teams to deploy training and development programs with institutional coherence and focus. In support of these strategies and innovations, developed and implemented an annual Laboratory Training Business and Strategic Plan including accomplishment metrics.

*Group Leader, Training & Development (1991-1995)*

Managed work force training and education group providing leadership and management development programs for all levels of management and distance education through UC campuses and targeted universities. Led the re-design of the performance management system and managed the design and deployment of the Laboratory's annual organization climate survey.

1984 – 1991

**Westinghouse Materials Company of Ohio**

**Cincinnati, Ohio**

*Centralized Training Manager*

Managed technical, safety, security, and development training including audio/video, records management, and computer based training support for nuclear plant (5000+ employees). This included supervision of 15 centralized staff and 65 distributed training staff. Worked closely with 4 major unions and operations staff to develop and implement job required training and development programs serving as human factors sign-off on all equipment and process upgrades. After a four-month strike, introduced workforce to a new mission (shift from nuclear operations to waste management mission) and implemented a comprehensive training program to assure worker compliance with health and safety standards. Worked closely with the senior executive team to develop site closure plan.

**ADDITIONAL INFORMATION**

**Publications:**

- Khoury, A.E. (January, 2020) Messages from the Menagerie: Lessons in Love and Wisdom. Sedona, AZ.
- Khoury, A. E. & Zheng, (March 2007) *Leading Innovation: How Leaders Create an Innovation-Fostering Culture in Research Teams*. Human Resource Development International.
- Khoury, A. E. (February 2006). Effective Leadership of the Knowledge Worker: Research-Practice Overview. *Academy of Human Resource Development 2005 International Conference Proceedings*, 225 - 234.
- Khoury, A. E. (June 2005). *Character and Effective Leadership of the Knowledge Worker*. UCRL-TA-211921, Lawrence Livermore National Laboratory.
- Khoury, A. E. (March 2001). The Hidden Dimensions of Leadership: Leadership Credibility and Self-Efficacy. *Academy of Human Resource Development 2001 Conference Proceedings*, 303 – 309.
- Khoury, A. E., Johnston, J., Pantano, J., and Strong K. (November 2001). *Maintaining Critical Skills: The Current State of Recruitment, Development, and Retention*. LA-UR-01-6151, Los Alamos National Laboratory.
- Khoury, A. E. (2000). The Hidden Dimension of Leadership Success: Implications for Building Effective Leaders. *Management Development Forum*, 3 (2), 141 – 154.
- Khoury, A, E. (1998). *A Graded and Systematic Approach to a Qualified Workforce*. LIR 300.0004.0, Los Alamos National Laboratory.

**Affiliations:**

- Technology Committee, Yavapai Community College Sedona Campus (3/2020 to Present)
- Founding member, Sedona Pen & Brush, Sedona, AZ (12/2019 to Present)
- Adjunct Professor College of Business, Las Positas College (Retired in 2/2016)



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MAR 30 2021

CITY OF SEDONA  
CITY CLERK'S OFFICE



# PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM (PSPRS) LOCAL BOARD APPLICATION

**Thank you for your interest in serving on the City of Sedona Public  
Safety Personnel Retirement System Local Board**

**Before You Begin.** Please read the following instructions carefully before filling out your application – type or print clearly in ink only. A resume is not required, but you are encouraged to submit one. However, you must complete all questions and furnish all requested information. If an item does not apply to you, or if there is no information to be given write in the letters "NA" for "Not Applicable". Return your completed application to the City Clerk's Office at 102 Roadrunner Drive. Applications will be forwarded to the Mayor and City Council for evaluation and appointment.

**All information submitted in this application is public information and subject to disclosure in response to a public records request.**

**YOUR NAME:** John Martinez

**ADDRESS:** [Redacted] Sedona AZ 86336  
Street Address (No P.O. Boxes) (City) (State) (Zip)

**MAILING ADDRESS (if different):** \_\_\_\_\_

**PHONE:** Home [Redacted] Work: \_\_\_\_\_ Message Phone: [Redacted]

**E-MAIL ADDRESS:** [Redacted]

Do you live within the incorporated boundaries of the City of Sedona? Yes  No  If so, for how many years? 14 years

If you live outside the incorporated boundaries of the City of Sedona, are you employed, own a business or have substantial ties (e.g. own property) within the incorporated boundaries of the City of Sedona? Yes  No  If so, please explain.

Have you previously been appointed to any position by the City of Sedona? Yes  No  If so, what and for what length of term? Budget Oversight Commission, 2 years

In answering the following questions, if more space is required, please attach a separate sheet of paper.

**Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.**

**Past member of the City Council as Vice Mayor, and Chair of the PSPRS Board.**

**What skills do you feel you possess that would enable you to help to achieve consensus on issues?**

**Patience and understanding of the PSPRS Board as past Chair.**

**What are your perceptions of the duties, responsibilities, and role of the PSPRS Local Board?**

**The PSPRS board shall have such powers as may be necessary to discharge the duties assigned the board in Arizona Revised Statutes, including: deciding all questions of eligibility and service credits and any benefits under the system. The board also makes a determination as to the right of any claimant to a benefit and to afford any claimant the right to a rehearing on the original determination.**

**What experience and special skills would you bring that would demonstrate an understanding of law enforcement retirement issues?**

**Past chair of the PSPRS Board.**

If appointed to the PSPRS Local Board, are you willing to serve the full term of the appointment (4 years)?

**YES**

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Thank you for your interest to serve on the PSPRS Local Board. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 928-282-3113. For questions about the board, please contact Human Resources at 928-203-5038.



**CITY COUNCIL  
AGENDA BILL**

**AB 2679  
June 8, 2021  
Regular Business**

**Agenda Item: 8a**

**Proposed Action & Subject:** Public hearing/discussion/possible action regarding approval of a Resolution and Ordinance amending the text of the Sedona Land Development Code (LDC). The proposed text amendments include typographical and clerical corrections, changes for clarity, elimination of redundancies, and other more substantive revisions to better reflect the intent of the LDC and goals of the Sedona Community Plan. Case Number: PZ 21-00004 (LDC Revisions).

|                               |   |
|-------------------------------|---|
| <b>Department</b>             | Community Development   |
| <b>Time to Present</b>        | 15 minutes  |
| <b>Total Time for Item</b>    | 1 hour  |
| <b>Other Council Meetings</b> | N/A   |
| <b>Exhibits</b>               | A. Proposed revisions to the LDC<br>B. Resolution<br>C. Ordinance<br>D. Public Comments<br>E. Planning and Zoning Commission meeting minutes 5-4-21 |

|                               |  |                             |                                     |
|-------------------------------|--|-----------------------------|-------------------------------------|
| City Attorney Approval        | Reviewed 6/1/21 KWC  | <b>Expenditure Required</b> | \$ 0                                |
| City Manager's Recommendation | Approve the updates to the LDC as recommended by the Planning and Zoning Commission. | <b>Amount Budgeted</b>      | \$ 0                                |
|                               |  | Account No. (Description)   | N/A                                 |
|                               |  | Finance Approval            | <input checked="" type="checkbox"/> |

**SUMMARY STATEMENT**

This agenda item provides for a public hearing and an opportunity for discussion/possible action regarding revisions to the Land Development Code (LDC) as recommended by the Planning and Zoning Commission (Commission). The proposed revisions to the LDC are summarized in Exhibit A.

**Background:** The new LDC was adopted in November 2018 following a two-year update process. The LDC update was the first comprehensive overhaul of the document since 1994 and represented a significant improvement over the previous Code. As thorough as the LDC review process was, staff understood that additional improvements and revisions would need to be made given the huge scope of the document. Staff therefore began keeping a list of proposed revisions, mostly for purposes of clarification, to bring back to the Commission and Council for approval. In September and October 2019, staff brought the first series of revisions

to the Commission and Council. In July and September 2020, a second series of revisions went to the Commission and Council. This third series of proposed revisions also reflect staff's experience in working with and applying the Code over the last 2½ years.

The revisions in Exhibit A are organized by Article and Section in the same order as the LDC and are numbered 1-31. An explanation of the purpose of the proposed change is also provided. In the right column, is a link to the corresponding LDC section.

Section 8.6.C.4. of the LDC provides approval criteria for text amendments to the LDC. The criteria state that the Planning Commission and City Council shall consider whether and to what extent the proposed amendment:

- a. Is consistent with the Sedona Community Plan, Community Focus Area Plans, other adopted plans, and other City policies;
- b. Does not conflict with other provisions of the LDC or other provisions in the Sedona Municipal Code;
- c. Is necessary to address a demonstrated community need;
- d. Is necessary to respond to substantial changes in conditions and/or policy; and
- e. Is consistent with the general purpose and intent of the LDC.

Most of the proposed amendments are for clarity, correction, or to provide consistency between the Code requirements and intent (e.g. a parcel that backs up to a State highway maybe shouldn't be considered a double-frontage lot). Several other changes are in response to staff's experience in working with the Code. A couple of changes are proposed as updates and a few are in response to new conditions. All of these changes are consistent with criteria "b" and "e": they are consistent with the general purpose and intent of the LDC as well as adopted plans and policies and do not conflict with other LDC provisions. The other criteria are not specifically applicable in nearly all of these proposed changes. In at least one proposed change, additional criteria apply. For example, item #4 in the attached revisions is consistent with criteria a, b, c, d, and e.

An example of proposed changes in response to staff's experience in working with the Code can be found in the series of changes in items #7, 8, 11, 16, and 17. In this series of changes, landscaping or dense live plant material would no longer be permitted for screening purposes except on a case-by case approval by the Director where it could provide the same level of screening as a fence or wall (e.g. existing, mature trees). Using vegetation for screening, such as screening of vehicles from the highway, has generally not worked very well, since newly-planted vegetation is typically not dense enough to provide adequate screening.

In an example of responding to new conditions (#12), a change was proposed in response to recent City Code changes regarding screening of trash containers, which caused staff to review the location and screening requirements. The existing City Code language in Section 8.05.080A.2. states that all solid waste and recycling containers be stored, between collection days, on the private premises or business establishment in a manner that minimizes the containers visibility. This could be inside a garage, behind a fence, vegetation or other screening in a side yard or otherwise obscured from view from a public street. Since the LDC does not currently address screening of trash containers in residential zones, staff had proposed that trash containers be considered as outside storage and be screened accordingly. This would mean that, when not being placed out for collection, trash containers would have to be located between the house and the rear property line or interior side property line and completely screened. However, based on public comment and Commissioners' own concerns,

the Commission believed that the existing City Code language is sufficient to ensure appropriate screening of trash containers and thus did not recommend this proposed change.

The other example, given in response to new conditions, is in Item #4. Staff had proposed that non-residential uses, such as churches or schools, within residential zones, could use their parking for overflow parking at trailheads. At least one church had offered to let its parking area be used for this purpose, but there is no provision in the Code that would allow it. Staff had proposed that such parking be allowed as an accessory use which would not involve further review should a church decide to allow their parking areas to be used in this manner. Staff received significant public response in opposition to this proposal. This represents the majority of the public comment in Exhibit D. Based on the public concerns expressed, the Commission ultimately recommended that a Conditional Use Permit be required instead so that, if a church wanted to use their parking for trailhead parking, they would need to apply for a Conditional Use Permit that would include a staff review and public hearing with the Commission who would make a decision that would also include specific conditions for the parking.

Although not included in the Commission’s recommendations, staff recommends that specific conditions be added to the proposed new Subsection 3.4.D.7., possibly including the following language:

In addition to any other conditions required by the Conditional Use Permit, Parking Facilities shall include:

- a. Provisions for restroom facilities
- b. A traffic control plan and signage
- c. Management of trash pickup
- d. Hours of operation
- e. Evaluation of possible implementation of shuttle service.
- f. Any other conditions deemed necessary to mitigate impacts on the residential area

**Community Plan Consistent:** Yes - No - Not Applicable

The update of the LDC is one of the top five priority land use actions in the Sedona Community Plan. Revisions to the LDC are consistent with this priority action.

**Board/Commission Recommendation:** Applicable - Not Applicable

On May 4, 2021, the Planning and Zoning Commission, in a 4-0 vote (Commissioners Braam and Zonakis excused and one vacancy), recommended City Council approval of Case Number PZ 21-00004 (LDC Revisions), with changes noted in red in Exhibit A and consistent with the approval criteria in Section 8.6.C.4. of the LDC. Item #12 has been deleted from the recommended changes.

**Alternative(s):** Council could choose to defer action pending further review.

**MOTION**

**I move to:** approve Resolution 2021-\_\_ establishing as a public record “Exhibit A – June 8, 2021 Proposed Land Development Code Revisions”.

*After first reading*

**I move to:** approve Ordinance 2021-\_\_, consistent with the approval criteria in Section 8.6.C.4. of the LDC, amending the LDC, adopting by reference that document known as “Exhibit A – June 8, 2021 Proposed Land Development Code

Revisions”, providing for a savings clause, and repealing all ordinances or parts of ordinances or code provisions in conflict herewith.

**EXHIBIT A: PZ 21-00004 (LDC)**

**June 8, 2021 - Proposed Land Development Code Revisions**

Black Text: Original Staff Recommendation

Red Text: Planning and Zoning Commission Recommendations

Green Text: Suggested edits from Staff to clarify the Commission’s Recommendations

| <b>Article 2 – Zoning Districts:</b> |  |   |  |  |
|--------------------------------------|--|---|--|--|
|                                      | <b>Section</b>   | <b>Current Language</b>   | <b>Proposed Change</b>   | <b>Notes</b>   |
| 1a                                   | <a href="#">2.2.B through 2.10.B</a><br>Residential Zoning Districts, Lot and Building Standards   | Setbacks do not reference NF/OS setbacks  | Add note to B. Lot and Building Standards: <u>Any setback from National Forest or Open Space zoning districts shall be a minimum of 20 feet (per Section 2.24.D.(2)).</u>  | Requirement is currently in 2.24.D(2) – adding this note ensures users of the code are aware of the setback requirement  |
| 1b                                   | <a href="#">2.11.B through 2.16.B</a><br>Non-residential Zoning Districts, Lot and Building Standards  | Setbacks do not reference NF/OS setbacks  | Add note to B. Lot and Building Standards: <u>Any setback from National Forest or Open Space zoning districts shall be a minimum of 10 feet (per Section 2.24.D.(2)).</u>  | Requirement currently in 2.24.D(2) – adding this note ensures users of the code are aware of the setback requirement   |
| 2                                    | <a href="#">2.24.D(9)</a><br>Setbacks, Double-Frontage Lots  | In the case of double-frontage lots, front setbacks shall be provided on all frontages. (See Figure 2-4.) | Add the following sentence: <u>If one of the frontages is along a major collector, arterial street or highway and the property does not take access from that frontage, the property line along the major collector, arterial street or highway shall not be considered a front setback.</u>   | Current language is creating a situation where it could be argued that properties that back up to highways 179 or 89A or a major collector route would not be able to build a 6 foot tall fence along their rear property line – limited to 4 feet because it’s a front setback. |
| <b>Article 3 – Use Regulations:</b>  |  |   |  |  |
|                                      | <b>Section</b>   | <b>Current Language</b>   | <b>Proposed Change</b>   | <b>Notes</b>   |
| 3                                    | <a href="#">3.2.E</a><br>Table of Allowed Uses, Retail Sales and <a href="#">3.3.C(19)</a><br>Use-Specific Standards, Commercial Uses. Medical Marijuana Dispensary; Medical Marijuana Dispensary, Off-Site Cultivation Location | Only includes medical marijuana dispensaries  | Section 3.2.E. ADD: <u>Recreational Marijuana Establishment Dual Licensee.</u><br><br>Section 3.3.C.19. Amend as Follows:<br>a.1. <u>...shall apply to all medical marijuana dispensary and medical marijuana dispensary off-site cultivation locations and dual licensee, as defined in Sedona City Code Section 8.60.020,...</u><br>a.3. <u>Medical marijuana facilities and dual licensees shall comply with...</u> | Update to be consistent with recreational use and clarification for dual licensees and limiting dispensaries to two within City limits. <b>Added reference to SCC 8.60.020 to define “dual licensee” in the LDC.</b>   |



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|   |  |  | <p>b. <u>...applicants for medical marijuana dispensary, medical marijuana dispensary off-site cultivation or dual licensee shall provide the following:</u></p> <p>c. General Standards:</p> <p>c.1. A medical marijuana dispensary, <del>or</del> medical marijuana dispensary off-site cultivation location, <u>or dual licensee</u> shall provide proper disposal of marijuana by products, and not to be placed within the facility's exterior refuse containers.</p> <p>c.4. A medical marijuana dispensary <u>or dual licensee</u> shall have operating hours not earlier than 8:00 a.m. and not later than 8:00 p.m.</p> <p>c.5. <u>Medical marijuana dispensaries and dual licensees shall be limited to the use of dispensing medical or recreation marijuana and marijuana products and shall be prohibited from any other or related use including a bookstore, spa, restaurant, or coffee shop.</u></p> <p>c.6. <u>No on-site consumption or smoking of any marijuana or marijuana product shall be allowed at any medical marijuana dispensary or dual licensee location.</u></p> <p>c.9 <u>The number of medical marijuana dispensaries within the Sedona City limits, if any, shall be limited to no more than two. Dual licensees may only operate at a medical marijuana dispensary.</u></p> |   |
| 4 | <p><a href="#">3.2.E</a><br/>Table of Allowed Uses, Accessory Uses and <a href="#">3.4.D</a><br/>Additional Standards for Specific Accessory Uses and Structures</p> | <p>No current provision in the Code for use of parking areas at churches and other non-residential uses for overflow parking for trailheads.</p> | <p>Section 3.2.E. ADD: <u>Parking Facilities as Accessory with a Conditional Use Permit (CA)</u> in residential districts. ADD reference to Section 3.4.D.7.</p> <p>Section 3.4.D. ADD a new subsection (7) <u>Parking Facilities. Within residential districts, parking for non-residential uses may be used as overflow parking for trailheads, provided that the total number of parking spaces is not being increased for this purpose.</u></p>  | <p>Trailhead parking facilities are overflowing and parking is occurring in neighborhoods. Some non-residential uses, such as churches, have offered to let their parking areas be used for additional parking, but there is no current provision in the LDC that would allow it. This change would allow <b>consideration through a Conditional Use Permit</b> for nonresidential uses in residential zones to provide overflow parking for trailheads, as long as parking areas</p> |

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|    |   |   |   | are not being expanded for that purpose.   |
| 4a | 3.4.D<br>Additional Standards for Specific Accessory Uses and Structures  | No use-specific standards for approval of parking facilities in residential zones   | ADD the following to the new 3.4.D(7) subsection (see #4 above):<br>In addition to any other conditions required by the Conditional Use Permit, Parking Facilities shall include: <ul style="list-style-type: none"> <li>a. Provisions for restroom facilities</li> <li>b. A traffic control plan and signage</li> <li>c. Management of trash pickup</li> <li>d. Hours of operation</li> <li>e. Evaluation of possible implementation of shuttle service.</li> <li>f. Any other conditions deemed necessary to mitigate impacts on the residential area</li> </ul>  | Based on public comment, the Planning and Zoning Commission recommended adding this as a conditionally permitted use, not a permitted use. This will allow each request to be considered on a case-by-case basis, with a public hearing, public notification, and the opportunity for public comment. To clarify the purpose of the CUP process, staff recommends adding use-specific standards for uses that wish to provide trailhead parking. |
| 5  | 3.2.E<br>Table of Allowed Uses, Temporary Uses.<br>3.5.E(1)<br>Additional Standards for Specific Temporary Uses and Structures. | Christmas Tree and Pumpkin Sales not permitted in residential zoning districts.   | 3.2.E. Table of Allowed uses. ADD as Permitted (P) in residential districts.<br><br>3.5.E.(1): Add the following sentence: <u>Christmas tree and pumpkin sales shall not be located on the same property as a single-family residential use.</u>  | Christmas tree and pumpkin sales have traditionally taken place at churches in residential zones, we realized this year this wasn't technically permitted with the way the code is written. Adding as an accessory use ensures the churches (primary uses) that host these sales can continue to do so.  |
| 6  | 3.3.C(9)<br>Use-Specific Standards, Commercial Uses. Mobile Food Vending  | Includes sunset of mobile food vending standards, other provisions that need to be updated based on staff's experience with mobile food vending businesses. | Delete: paragraph a. (the sunset clause) and re-letter remaining paragraphs b. and c. as a. and b.<br>Replace b. as follows:<br>b.1. <u>"No person shall engage in mobile food vending without obtaining a business license. Mobile food vending business license applications shall comply with SCC Chapter 5.05 and shall be accompanied by the nonrefundable business license fee for the first business location and for each additional location where the mobile food vendor intends to operate as listed in the city consolidated fee schedule. A separate license is required for each mobile food vending unit. Business license shall be available with the unit on site for inspection by government officials. If operated on public property (including City rights-</u> | Originally adopted with a 3-year sunset clause. Mobile food vending has not resulted in significant complaints or code enforcement issues. Additional changes include clarification on business licenses and locations within parking spaces.  |

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|   |   |   | <p><u>of-way), mobile food vendors shall provide proof of liability insurance in conjunction with their business license application....”</u></p> <p>b.2. No change.<br/>b.3. No change<br/>b.4. No change</p> <p>b.5.: <u>“Mobile food vendors shall obey all parking and traffic laws. All of the mobile food vending unit shall fit within one parking space. No part of the mobile food vending shall obstruct adjacent parking stalls. During events, mobile food vendors may be restricted from parking sites with insufficient parking capacity”.</u></p> <p>b.6. No change<br/>b.7. No change</p>   |  |
| 7 | <a href="#">3.3.C(22)</a><br>Use-Specific Standards, Commercial Uses, Fleet Services. | Currently landscaping and dense live plant material are allowed to be used for screening. | <p>Amend as follows:</p> <p>c. Where parking of fleet vehicles abuts a public right-of-way, screening shall be provided at a minimum height of four feet by means of a wall, fence, <del>landscaping, dense live plant material,</del> natural terrain features or a combination of these. <u>Dense, mature landscaping may be used to satisfy the screening requirement with approval by the director, providing the screening achieves a similar level of screening as the previous options...</u></p> <p>e. Where a parking area for fleet vehicles is adjacent to a residentially-zoned parcel, the following apply:</p> <p>1. Screening by means of a wall <u>or fence</u> <del>or dense live plant material</del> shall be provided at a height of six feet adjacent to the rear and side setback areas and three feet adjacent to front setback areas of the abutting parcel. <u>Dense, mature landscaping may be used to satisfy the screening requirement with approval by the director, providing the</u></p> | Using vegetation for screening has generally not worked very well since newly-planted vegetation is typically not mature enough to provide sufficient screening. The proposed change would still allow for the use of vegetation in some circumstances (e.g. existing, mature trees) on a case-by case basis. See also items: #8, 11, 16, 17 |

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|    |   |   | <u>screening achieves a similar level of screening as the previous options...</u>  |   |
| 8  | <a href="#">3.3.C(26)</a><br>Use-Specific Standards, Commercial Uses, Vehicle Sales and Leasing                 | See #7 above  | Amend as follows:<br>a. Where an area of outside display abuts a public right-of-way, screening shall be provided at a minimum height of four feet by means of a wall, fence, <del>landscaping, dense live plant material,</del> natural terrain features or a combination of these. <u>Dense, mature landscaping may be used to satisfy the screening requirement with approval by the director, providing the screening achieves a similar level of screening as the previous options...</u><br>c. Where an area of outside display is adjacent to a residentially-zoned parcel, the following apply:<br>1. Screening by means of a wall <u>or fence or dense live plant material</u> shall be provided at a height of six feet adjacent to the rear and side setback areas and three feet adjacent to front setback areas of the abutting parcel. <u>Dense, mature landscaping may be used to satisfy the screening requirement with approval by the director, providing the screening achieves a similar level of screening as the previous options...</u> | See #7 above.   |
| 9  | <a href="#">3.4.D(2)c.2.iv</a><br>Urban Agriculture, Standards for Keeping of Chickens, Chicken Coop Standards. | Chicken coops can be no higher than six feet in height. | Amend as follows:<br>iv. "The coop height shall not exceed six feet in height <u>within the side or rear setback areas and shall not exceed eight feet in height outside the setback areas</u> ".  | Height requirements should be less restrictive if the coop is outside the side and rear setbacks.   |
| 10 | <a href="#">3.4.D(4)c</a><br>Home Occupation, Operations  |   | c.5. ADD:<br><u>All parking associated with the home occupation shall be on the property or within the property frontage.</u> No person shall, as part of a home occupation activity, park, or cause or allow to be parked, a motor vehicle that is visible from a street or adjacent property unless such vehicle is parked upon a driveway on the property that is surfaced with asphaltic concrete, pavement bricks, cement   | Clarification that parking associated with a Home Occupation is to be on the property. Also include clarification regarding business license requirements and hours of operation. |

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|    |  |  | <p><u>concrete, or a material that is paved, compacted, or chemically stabilized to prevent fugitive particulate matter; provided, however, parking on grass or turf areas shall not be allowed in any circumstance.</u></p> <p>ADD New item c.8.<br/><u>A business license from the City shall be obtained, as per Chapter 5.05 of the City Code.</u></p> <p>ADD New item c.9.<br/><u>Hours of operation shall be limited to no earlier than 7 am and no later than 10 pm for any activity which is visible or audible off the property.</u></p>  |   |
| 11 | <a href="#">3.4.D(5)b.3</a><br>Outside Storage, Accessory, Mobile homes, Trailers, and Recreational Vehicles.    | No timeframe given for temporary RV parking on-site. Currently landscaping and dense live plant material are allowed to be used for screening. | <p>Amend as follows:</p> <p>3. All boats, trailers, motor homes, travel trailers, recreational vehicles, and buses shall be kept in reasonable repair and operable and neatly arranged in a parked condition, and <u>with the exception of loading or unloading, shall be screened from adjacent properties and streets by a wall or fence or dense vegetation at least six feet in height and 100 percent opaque, subject to the limitations of fence and wall heights in Section 5.6.E. Dense, mature landscaping may be used to satisfy the screening requirement with approval by the director, providing the screening achieves a similar level of screening as the previous options.</u></p> <p>4. For loading or unloading, such vehicles may be <u>parked on a driveway or street for no longer than 48 consecutive hours during loading and unloading only.</u></p> | Clarify timeframes for RVs to be parked/not stored on site. Using vegetation for screening has generally not worked very well since newly-planted vegetation is typically not mature enough to provide sufficient screening. The proposed change would still allow for the use of vegetation in some circumstances (e.g. existing, mature trees) on a case-by case basis. |
| 12 | <del><a href="#">3.4.D(5)c</a></del><br><del>Outside Storage, Accessory, All Residential Zoning Districts.</del> | <del>Screening of trash containers is not addressed.</del>   | <del>ADD the following as a second sentence and number the current sentence as 1.:<br/><u>2. Solid waste and recycling containers are considered outside storage except when set out for collection per City Code Section 8.05.080.A.</u></del>  | <del>Recent City Code changes regarding screening of trash containers has caused staff to review the location and screening requirements. Based on feedback from citizens, staff believes that the most desirable direction for this issue is to consider trash containers as outside storage</del>   |

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|   |  |   |  | <del>with the same location and screening requirements.</del>  |
| 13  | <a href="#">3.5.E(4)a.1</a><br>Temporary Uses and Structures, Additional Standards for Specific Temporary Uses and Structures, Special Event Frequency and Duration. | Allows for a maximum of ten special events per calendar year, but does not provide for any time period between those events on a given lot or parcel. | Amend as follows:<br>Each lot or parcel is allowed a maximum of 10 separate events per calendar year, each lasting a maximum of three days. <u>At least 10 days must elapse between the end of one event and the beginning of the next on each lot or parcel.</u>  | Concerns over continuous back-to-back special events has prompted taking another look at event frequency and duration. Recommend at least a ten-day period between events on each lot or parcel. |
| <b>Article 5 – Development Standards:</b> |  |   |  |  |
|   | <b>Section</b>   | <b>Current Language</b>   | <b>Proposed Change</b>   | <b>Notes</b>   |
| 14  | <a href="#">5.5.E(1)c</a><br>Parking Alternatives, Credits, and Adjustments, Uptown In-Lieu Fee  | Refers to Resolution No. 2020-08 and Ordinance No. 2020-02  | Update to Resolution No. 2020-17 and Ordinance No. 2020-05   | Update Resolution and Ordinance numbers.   |
| 15  | <a href="#">5.5.E(2)c.1.i.c</a><br>Parking Alternatives, Credits and Adjustments, Parking Agreement Required   |   | Add the following new item “c.”<br><u>An accompanying site plan depicting the exact location and number of shared parking spaces.</u>  | Provides a very important clarification.   |
| 16  | <a href="#">5.6.D(3)b</a><br>Screening; Loading, Service and Refuse Areas.   | See #7 above.   | 3.b. Amend as Follows:<br>In cases when loading, service, and refuse areas are visible from a public open space, public trail, public street, or adjacent property, the loading, service, and refuse areas shall be screened from view by a solid wall or fence a minimum of eight feet in height that incorporates at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU block) <del>or a vegetative screen planted along the full length of the area to be screened and a minimum of eight feet in height at the time of planting.</del><br><u>Dense, mature landscaping may be used to satisfy the screening requirement with approval by the director, providing the screening achieves a similar level of screening as the previous options. (See Figure 5-7).</u> | See #7 above.  |

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| 17 | <a href="#">5.6.D(4)a and b</a><br>Screening; Outdoor Storage                                    | See #7 above.  | 4.a. and b. Amend as follows:<br>a. Outdoor storage areas that are adjacent to a residential zoning district, a lot containing a residential use in a mixed-use zoning district, public open space, public trail, or public street, shall be screened from view by a <del>vegetative screen or by a solid wall or fence</del> . <u>Dense, mature landscaping may be used to satisfy the screening requirement with approval by the director, providing the screening achieves a similar level of screening as the previous options.</u><br>b. The walls <del>or fence or vegetative screen</del> shall be a minimum of six feet in height, but in any event the <del>walls or fence or vegetative screen</del> shall be higher than the screened outdoor storage and 100% opaque.” | See #7 above.   |
| 18 | <a href="#">5.6.E(3)c</a><br>Fences and Walls, Height and Location, Corner Lots. First sentence. | Code is silent on fence height in exterior side yards from the front of primary structure to the front setback | Amend as follows:<br>In single-family residential districts, walls and fences located in exterior (street) side setback areas between the front of a primary structure to the rear property line, shall not exceed six feet in height, <u>and shall not exceed four feet in height between the front of a primary structure and the front property line.</u> ”   | Clarify that fences within exterior side setbacks on corner lots cannot exceed a height of four feet in front of the house. (shall comply with height limitations applicable to front setback area walls) |
| 19 | <a href="#">5.6.E(7)a.3</a><br>Fences and Walls, Materials and Design, Compatible Design.        | There is no requirement for posts and rails on picket fences to face the interior of the lot.                  | ADD: the following new item 3. <u>Posts and rails on solid wood fences shall face the interior of the lot when the fence faces a public street.</u>  | Recommend that posts and rails on picket fences face the interior of the lot when the fence faces a public street.  |

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| 20 | <p><a href="#">5.6.E(7)c</a><br/>Fences and Walls, Materials and Design, Articulation and Alignment</p>   | Doesn't apply to walls in rear setbacks that are visible from the selected locations.  | <p>Delete the following: Portions of walls or fences that exceed four feet in height <del>and are within the exterior side setback area</del> and face any public street right-of-way, public open space, or public trail shall incorporate the following features to break up the massing...</p> <p>(7)c.2. First sentence: Amend to read:<br/>..., if the wall or fence exceeds 40 feet in length, <del>architectural</del> features that provide visual breaks, such as <u>trees</u>, columns or vertical pilasters, changes in wall alignment, or terracing of walls shall be provided a minimum of every 40 feet.</p> | <p>Apply the same standards for fences regardless of which setback they're in if they're facing a public right-of way or street.</p> <p>This is to address instances where a fence taller than four feet may be allowed in a rear setback facing a major collector or arterial street or highway or a front setback in RS-35 or 70. Will also allow for use of a tree (existing or new) as an option for providing a visual break.</p> |
| 21 | <p><a href="#">5.6.E(8)d and d.1</a><br/>Fences and Walls, Retaining Walls, Fence or Wall on top of Retaining Wall.</p>   | For retaining walls under six feet in height, the combined height of the retaining wall and a fence on top of the retaining wall is only limited by the height of the fence on the high side of finish grade. This also needs clarification. | <p>Amend as follows:<br/>If a free-standing wall or fence is required or proposed on top of a retaining wall <del>that is six feet or more in height</del>, then the following shall apply:<br/><u>1. The combined height of a solid, free-standing fence or wall on top of a retaining wall shall not exceed eight feet when measured from the low side of the finish grade and shall not exceed the height limit for fences when measured from the high side of the finish grade. A solid freestanding wall or fence shall be no more than three feet six inches in height.</u></p>                                      | Need clarification on retaining wall height vs. fence height within setbacks (i.e. on the unretained side), the fence can be higher than a regular fence that is not retaining anything. Also recommend a combined height limit of eight feet which is also consistent with retaining wall heights before terracing is required.   |
| 22 | <p><a href="#">5.7.F(2)a</a><br/>Building Design, Building Form, Building Massing:<br/>1.ii.c. – Single-family Residential<br/>2.ii.c. – Multifamily Residential, and<br/>3.iii – Commercial.</p> | Does not specify width.  | <p>ADD the following:<br/>...a minimum <u>width and depth</u> of six feet...</p>   | Clarification.   |



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| 23  | <a href="#">5.7.F.(2)c.5.iii</a><br>Building Design,<br>Building Form, Building<br>Articulation,<br>Transparency.                  | No allowance for continuous<br>glass walls longer than 20 feet.   | ADD the following sentence:<br>Storefront-type glass walls shall not extend in a<br>continuous unbroken façade longer than 20 feet.<br><u>The Director may waive this requirement if the<br/>design of the site and/or building provides a break<br/>in the visual appearance of the façade</u>                           | The Code does not make an<br>allowance for a continuous,<br>unbroken glass wall longer than 20<br>feet even though the design of a<br>building itself may create the desired<br>break. For example, the intent of this<br>section could be met by the wall<br>being recessed under an oversized<br>overhang, posts and railings in the<br>foreground, or landscaping between<br>a wall and the street. |
| <b>Article 6 – Signs:</b>                         |  |   |   |  |
|   | <b>Section</b>   | <b>Current Language</b>   | <b>Proposed Change</b>  | <b>Notes</b>   |
| 24  | <a href="#">6.9.C(2)e.6</a><br>Drive Thru Board Signs  | A maximum of one sign per<br>drive thru restaurant is<br>permitted.   | Delete “Restaurant”   | There are other types of drive-thrus   |
| <b>Article 8 – Administration and Procedures:</b> |  |   |   |  |
|   | <b>Section</b>   | <b>Current Language</b>   | <b>Proposed Change</b>  | <b>Notes</b>   |
| 25  | <a href="#">8.6.B(3)g.4.ii.c, g.,h.</a><br>Rezoning to Planned<br>Development District,<br>PD Plan Amendments,<br>minor amendments | Criteria for defining a PD<br>amendment as a minor<br>amendment includes that the<br>gross square footage of non-<br>residential building area shall<br>not be increased by more than<br>10%. | Add the following:<br>c. The gross square footage of non-residential<br>building area shall not be increased by more than<br>10 percent <u>or 2,000 square feet, whichever is less.</u><br>g. <u>No prior minor amendments have been<br/>approved.</u><br>h. <u>The number of lodging units shall not be<br/>changed.</u> | There is a need to provide better<br>defined parameters over what<br>constitutes a minor amendment.<br>Place a square footage limit on non-<br>residential expansion, clarify that<br>adding lodging units is not a minor<br>amendment, limit the number of<br>times a PD minor amendment may<br>be considered.  |
| 26  | <a href="#">Section 8.8.B(5)</a><br>Minor Modification,<br>Approval Criteria   | Says “Variance” Instead of<br>“Minor Modification”  | Change “variance” to “minor modification”<br>throughout this subsection   | Typographical error  |

| Article 9 – Definitions: |  |  |   |  |
|--------------------------|--|--|---|--|
|                          | Section  | Current Language   | Proposed Change   | Notes  |
| 27                       | <a href="#">9.3</a><br>Terms of Measurement – <b>Fence Height</b>                        | LDC currently does not specify how fence height is measured.   | ADD the following:<br><b>Height, Fence.</b><br>Fence height is measured as the vertical distance <u>from the average elevation of the finish grade within six feet of the base of the fence to the top of the fence exclusive of any filling, berming, mounding or landscaping done for the purpose of locating the fence.</u>  | Clarify how fence height is measured and that additional berming for purposes of increasing the fence height is not permitted.         |
| 28                       | <a href="#">9.4.C</a><br>Commercial Use Definitions, <b>Lodging, High Density</b>        | High Density lodging does not include the more recent language that was added to low and medium density lodging definitions. | <b>Lodging, High Density</b><br>Revise the first sentence as follows:<br>A building, <del>or</del> portion of a building <del>containing or</del> <u>buildings consisting of</u> seven or more units offered for transient lodging accommodations at a daily rate and that meets the standards in Section 3.3.C(14)c<br><br>Revise the third sentence as follows:<br>This use includes hotels, motels, timeshares, boarding house, bed and breakfast, <u>cottages, bungalows</u> and similar lodging, but does not include foster homes, sheltered care homes, nursing homes, or primary health care facilities | These changes are to be consistent with changes made to low and medium density lodging definitions.                                    |
| 29                       | <a href="#">9.4.C</a><br>Commercial Use Definitions, Retail Sales – <b>Dual Licensee</b> | Only includes medical marijuana dispensaries.  | ADD the following:<br><b>Dual Licensee</b><br>Dual licensee means an entity that holds both a non-profit medical marijuana dispensary registration and a marijuana establishment license.   | Update to be consistent with recreational use and clarification for dual licenses and limiting dispensaries to two within City limits. |
| 30                       | <a href="#">9.9</a><br>Other Defined Terms – <b>Kitchenette</b>                          |  | <b>Kitchenette</b><br>Amend as follows:<br>A space where food is cooked or prepared that contains only a sink and a refrigerator, and does not include a gas connection, built-in stove <del>or</del> , oven, <del>or any other built-in appliances,</del> or an electric outlet for 220 voltage.   | Need to amend based on new 110 appliances.   |

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|----|---|--|--|--|
| 31 | <a href="#">9.9</a><br>Other Defined Terms –<br><b>Inoperable Vehicle</b> | There is no definition for inoperable vehicle in the Code. | ADD the following new term:<br><b><u>Inoperable Vehicle</u></b><br><u>A vehicle which exhibits one or more of the following conditions: physically incapable of operation, wrecked or partially dismantled or with broken windows, on jacks, blocks or similar equipment, abandoned, unable to be legally and safely operated, deflated tires, or from which the chassis, engine, wheels or tires have been removed.</u><br><br>CHANGE: Inoperable cars to inoperable vehicles in Sections 3.3.C(23), (24), (25), (27) | The term inoperable car is used in the Code and there are at least a couple references to vehicles needing to be operable, but no definition is given. |
|----|---|--|--|--|

**RESOLUTION NO. 2021-\_\_**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA,  
ESTABLISHING AS A PUBLIC RECORD “EXHIBIT A - JUNE 8, 2021 – PROPOSED LAND  
DEVELOPMENT CODE REVISIONS”.**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA:

That “Exhibit A, June 8, 2021 – Proposed Land Development Code Revisions”, is hereby declared to be a public record to be incorporated by reference in Ordinance No. 2021-\_\_.

At least one (1) paper copy and one (1) electronic copy of these public documents shall be kept in the office of the City Clerk for public use and inspection.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 8<sup>th</sup> day of June, 2021.

\_\_\_\_\_  
Sandra J. Moriarty, Mayor

ATTEST:

\_\_\_\_\_  
Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kurt W. Christianson, City Attorney

**ORDINANCE NO. 2021-\_\_**

**AN ORDINANCE OF THE OF THE CITY OF SEDONA, ARIZONA, AMENDING THE LAND DEVELOPMENT CODE (LDC), ADOPTING BY REFERENCE THAT DOCUMENT KNOWN AS “EXHIBIT A – JUNE 8, 2021 PROPOSED LAND DEVELOPMENT CODE REVISIONS”; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES OR CODE PROVISIONS IN CONFLICT HEREWITH.**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1. Adoption

The document known as “Exhibit A - June 8, 2021 - Proposed Land Development Code Revisions”, which was declared to be a public record established by Resolution No. 2021-\_\_, is referred to, adopted to amend the Land Development Code, and made a part of this ordinance as if fully set out.

Section 2. Savings Clause

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance.

Section 3. Repeal

All other Code provisions, ordinances, parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict as of the effective date hereof.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 8<sup>th</sup> day of June, 2021.

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Sandra J. Moriarty, Mayor

ATTEST:

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Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

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Kurt W. Christianson, City Attorney

# EXHIBIT D



April 20, 2021

Ms. Cari Meyer  
Senior Planner  
City of Sedona – Community Development  
102 Roadrunner Dr.  
Sedona, AZ 86336-3710

RE: Cathedral Rock Trailhead Parking at Sedona United Methodist Church

Dear Carrie,

On behalf of the Sedona Chamber of Commerce & Tourism Bureau (SCC&TB) board, I wish to express our support for the Sedona United Methodist Church in its attempt to provide a short term remedy to mitigate trailhead parking congestion at the Cathedral Rock Trailhead off Back O' Beyond Road by opening up their parking lot to trail users.

In 2019, the City and the SCC&TB united behind a Sustainable Tourism Plan that aims to balance our small-town quality of life, unique natural environment and thriving visitor economy. Increased traffic and illegal on-street parking are resulting in the closure of Back O' Beyond Road which is negatively impacting the ability for our various place consumers – meaning visitors and residents – to access this area. This issue is of the utmost importance before a tragedy occurs.

Objective B1 in the Quality of Life Pillar is to “Implement new infrastructure and multi-modal solutions to facilitate visitor traffic flows and enhance access to key destinations.” Cathedral Rock Trailhead is, and will continue to be, a key destination. So, this short-term resolution, to provide parking at the Sedona United Methodist Church, is a demonstration of how innovative public-private partnerships may lead to solutions.

As a catalyst, convener, and champion on behalf of our nearly 800 businesses and their thousands of employees, approximately 3 million visitors, and more than 10,000 residents, the SCC&TB urges the City to consider this option to address an immediate need.

Best Regards,

Candace Strauss  
President/CEO  
Sedona Chamber of Commerce & Tourism Bureau



## Documents and Photos for Review for May P&Z meeting from residents of Indian Cliffs

Stephanie Dunshee <stephaniedunshee@hotmail.com>

Wed 4/28/2021 10:41 AM

To: Mike Raber <MRaber@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>; Brian Armstrong <BArmstrong@sedonaaz.gov>; Cynthia Lovely <CLovely@sedonaaz.gov>

 3 attachments

IndianCliffsConcernedSigned.pdf; ChurchparkingIssuesRecommendations.docx; ChurchParkingIssues 5.pdf;

To members of Planning & Zoning and Code Enforcement,

I am attaching an open letter to Planning & Zoning from the Indian Cliffs neighborhood. It has been signed by the vast majority of full-time residents. They are requesting that you hear their full issue and take them into consideration as you deliberate on whether to grant an LDC Amendment or a change to the Church's conditional use permit.

I have included a power point in pdf format of the photos of the parking lot, neighborhood, and trail head chaos the church parking lot brings to our neighborhood. The police presence and signage on 4/1 was very helpful, however these issues will resume once again if the lot is reopened without proper monitoring and efforts to mitigate the residents' concerns.

The last attachment is an outline of the issues, needs, and what has worked.

Please review prior to your meeting on May 4th. If you have any questions about these documents, please let me know.

Thank you for any help you can provide this neighborhood.

Stephanie Dunshee  
Owner of both:  
77 Cougar Drive  
240 Indian Cliffs

April 27, 2021

To: Mike Raber, Senior Planner, City of Sedona and Planning Staff

RE: Comments on proposed 2021 LDC amendment

We are shocked and opposed for many reasons to the proposed 2021 amendment to the Land Development Code (LDC) that would allow churches that are operating in residential neighborhoods to outright allow tourist parking. There are at least 10 churches in neighborhoods that would be affected. This is a sweeping change that would affect many who do not know about this proposal.

As residents of Indian Cliffs these comments relate to the Sedona United Methodist church parking lots. It is our understanding that the church for many years has been in violation of its Conditional Use Permit by allowing parking beyond the usual church functions since located in our residential neighborhood. We are opposed to any code change that would allow this activity outright... or to continue in any form. The neighbors' concerns need to be acknowledged and addressed, including requiring at a minimum input from neighbors within 500 feet, as we understand would be the normal or current process for an amendment to a Conditional Use Permit.

We have observed that the Sedona United Methodist church is unable and unwilling to manage a tourist parking lot. This is a huge concern and has caused issues for local residents.

Specific documented proof:

1. Class A, B, C RVs in the lot, on the neighborhood streets and on the upper church access road into the forest
2. Parkers are not parking in designated spaces and blocking other cars in
3. Parkers have no toilet and are defecating and urinating in people's yards, forests and lining up to use construction worker porta potties. Used toilet paper is in yards and forest. This is overflowing into Indian Cliffs neighborhoods. Tourists are knocking on resident's doors asking to use the toilet. When they are refused, they get angry. This unsavory activity and vandalism will continue to occur.
4. Tourists are entering and wandering the forest from the back of the church upper lot and leaving trash and feces. They are causing wear and erosion on the desert varnish
5. Cars are idling and waiting in the parking lot and on the street for a space to open up – exhaust fumes are evident as is noise pollution. This will continue.
6. Tourists are loitering in the church parking lot having tailgates, picnics, bathing and changing clothes out in the open. Some are staying overnight. Some have been caught camping in the forest between the church and Little Horse.
7. Tourist are doing U-Turns in the private driveways of homeowners directly across from the church all day long. An average of 32 cars are doing U-Turns in driveways.
8. Tourists are doing U-Turns in Talia Court all day long.
9. Tourists are walking across the cross walk to Back O Beyond slowing traffic all day long
10. There have been illegal campers between the Church and Little Horse. They have access to a free parking lot and trail head toilet.
11. The congestion at the Indian Cliffs Back O Beyond roundabout is causing a traffic jam at the church with those who want to park. Cars just stand and wait, making it hard to enter the neighborhood for those who live there. The roundabout was not designed for this type of use.
12. Once tourists enter Indian Cliffs, they park in front of fire hydrants, stop signs, mail boxes, driveways, and on both sides of the street blocking access to emergency vehicles.



13. Once tourists make it beyond Indian Cliffs, they are parking on Cougar, Fawn and Lynx to follow the social trails to Little Horse. They are parking where ever they want and on vacant lots.

The church has been unwilling and unable to address the issues ongoing for many months after numerous encounters.

The natural environment in the immediate area has been polluted, trampled and eroded. Further, the church parking lot contributes greatly to heavy foot traffic on the iconic but narrow (and dangerous) trail up to the highest part of Cathedral Rock.

The tourists park at the church to avoid paying for a Red Rocks Pass but some seem willing to pay the \$100 parking fines apparently off the lot and blocking our driveways.

The fast food litter does not indicate that these tourists are spending significant dollars in our community.

We have observed these issues have been greatly diminished since the church parking lot has been closed and traffic control by police is provided at Back O Beyond, in addition to the large LED sign and Temporary No Parking on Pavement signs. We understand the police presence is not sustainable. Eliminating parking at the church is part of the long term solution. No Parking and No Forest Entry signage in Indian Cliffs and Lower Chapel is needed as well as rapid police response for citations/towing is needed.

Providing additional parking overall is not a solution to traffic. Since we are overwhelmed with tourists and can expect that to continue fueled by social media posts beyond the city's control, resuming tourist parking at the Sedona United Methodist church would again affect local residents' quality of life, health, and safety. Zoning should protect not take away our rights. The change is not being done with the community's benefit in mind. Please don't make an ill-advised decision. Help us preserve our community's home values that would certainly decline if a commercial parking lot were sanctioned in our neighborhood.

It may be difficult to find parking in the area. However, to prevent abuse and overuse, protect the environment, and provide for safety and emergency access in our neighborhood, allowing parking at the local church is not a reasonable solution. After all, this church was only originally allowed in our residential neighborhood under a Conditional Use Permit. Because there is demand for parking doesn't mean the city needs to allow the churches to provide it.

The Sedona United Methodist church parking is creating issues for residents and emergency responders on both sides of SR 179. We are a small community with limited road access in case of fire and other emergencies. Adding parking contributes to these issues and we have to accept that we cannot meet all tourist demands. This is an extenuating circumstance and Planning and Zoning cannot and should not grant a zone change.

Sincerely, The Residents of Indian Cliffs

Name – address

S. Van Laningham 35 Talia Ct Sedona AZ 86336  
D. Patterson 35 Talia Ct Sedona AZ 86336

Alan Oulha 240 Shultz Drive  
John Kane 101 INDIAN CLIFFS RD  
Robert P. Bey 370 Indian Cliffs Dr.  
Judith A. Bey 370 Indian Cliffs Dr.  
Cheryl S. Yatts 375 Indian Cliffs Blvd  
Mary S. Yatts 375 Indian Cliffs Rd  
Paula Meade 240 Indian Cliffs

Paula Baird 101 INDIAN CLIFFS RD  
Eileen Mangan 140 Indian Cliffs Rd  
Sarah Brockman 140 Indian Cliffs Rd  
Lydia Blake 180 Indian Cliffs Rd.  
Ronald Peas  
Sumner Miyabawa 170 Indian Cliffs Rd  
Richard Di Guglielmo 185 Indian Cliffs Rd.  
Robert J. Peas 200 Indian Cliffs Rd.  
Richard Peas 200 Indian Cliffs Rd  
Marjorie N. Youngberg 205 Indian Cliffs Rd.  
Richard H. Youngberg 205 Indian Cliffs Rd.  
Janet Hillier 275 Indian Cliffs Rd.  
John Sattler 215 INDIAN CLIFFS RD  
John Sattler 215 INDIAN CLIFFS RD  
R.R. Youngberg 230 Indian Cliffs Rd  
Jeff Egan 275 INDIAN CLIFFS RD

## **Methodist Church Parking Issues Affecting Lower Chapel – What is Needed:**

### **Issue:**

- Too many cars at church that are blocking other cars in
- Cars stacked up waiting for a spot on the road and in the parking lot
- Tourist loitering, tailgating, picnicking in the parking lot after hiking.... not moving on
- U-Turns in in the neighborhood
- RVs parking in lot and on access road – Class A,B,C RVs taking up too much space and moving cars into the neighborhood
- Illegal campers between church and little horse
- Parking beyond the access road in the gravel turnouts (where the old airport cross was)
- People cutting through the forest to get to Little Horse leaving trash and feces
- No access to toilets – only 1 at little horse and 1 at cathedral for 1000s of tourists, they are urinating and defecating in the forest and neighborhoods. They are knocking on resident's doors asking to use the toilet
- Cars parking on both sides of the road in Indian Cliffs, Shirley and entering Cougar
- Cars parking in front of fire hydrants, mail boxes, driveways, stop signs
- Tourists lined up using the rented porta potties for homes under construction
- Obstruction of Indian cliffs and Shirley drive so no emergency vehicles can get through
- Most issue occur because the church is not monitoring their property

### **Needs:**

- Church, City and Police must MONITOR THIS PROPERTY TO AVOID ISSUES
- Church needs to monitor their lot, improve flow and keep cars from waiting
- Parkers must use legal parking spaces and not parallel park and block others in – Signage needed
- Provide access to dumpster and rent porta potties – keep trash and feces out of forest and neighboring yards. Rent two porta potties and put behind the church dumpster wall
- No RVs should be allowed – find another larger church lot for that – NO RV signage
- No loitering, tailgating or picnicking – move on when finished hiking – Part of signage
- Limit hours of operation to 7 – 5 with 4 hour max parking time – Part of signage
- Need NO FOREST ACCESS, TOW ZONE ENFORCED, NO PARKING ON PAVEMENT signs, LED SIGN for Indian Cliffs Cougar Drive, Fawn Drive, Fawn Spur and Lynx Drive. These streets are seeing illegal parking and tourists entering the forest at backs of these roads
- Do not allow access to upper lot, temporary rope off dirt access road, do not allow parking in the gravel pull outs. Ensure signage for tourist to not enter the forest through the back of the church – NO FOREST ENTRY

- Only allow forest entry to Little Horse on the foot path on 179
- No U-Turns in neighborhood
- Church needs to respect the closets neighbors who are 500 feet from their commercial parking lot.
- Trulia court should not be the place for continual U-Turns or the two closest neighbors
- Need rapid response from Police when there are issues. Use of the “Rapid Citation Machine”
- Do not let cars wait, stand on Indian Cliffs for a parking place at the church
- Keep all cars out of Indian Cliffs – Resident Only signage
- If Churches charge fees, ensure cars won’t just park for free in the neighborhood instead
- There is illegal camping in the forest between the church and little horse – ensure Forest services keeps them out.
- There is illegal over night parking going on at the church. They need security camera and police to stop overnight parking – this needs to be on the signage.
- Remove the Lynx trail head connector from the Sedona Go Plan or this mess will continue in the Chapel
- Consider relationship with other churches for over flow parking and RV parking

#### **What has worked:**

- Citations
- Police presence
- Large orange Electronic No Parking sign
- No parking on pavement signs blinker cone signs
- Boulders in the ROW
- Chains across driveways
- Private Property owners No Parking Signs
- Electronic sign stating the Trail Head lot is full

#### **Future Considerations:**

- Shuttle service
- Resident only neighborhood permits
- Remove Lower Chapel from Sedona Go Plan this will make the situation much worse when the Lynx trail head connector opens. We are already getting many parkers entering the forest at the back of Lynx, Fawn and Cougar. These are on gps sites already. If it is in the GO PLAN it will be a disaster.



# Photo Evidence of the Chaos in Indian Cliffs due to an Unmanaged Church Parking Lot

Submitted by the residents of Indian Cliffs to Sedona City Planners, Code Enforcement, Mayor, Vice Mayor, Council, Police and Forest Service

April 27, 2021



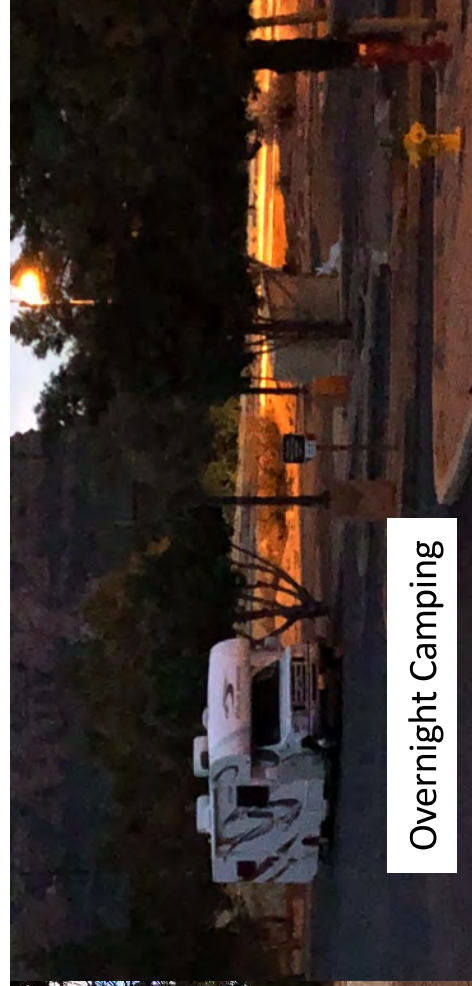
Class A Diesel RV with Slides out and cones blocking drive lane. Class B/C RVs too long for parking space. All RVs take up too many parking spaces



We have witnessed people cleaning out their RVs, rearranging their trunks and gear, bathing in 5 gallon buckets, stripping and putting on fresh clothes. It is a carnival/tailgating atmosphere. RVs are actually putting up cones and putting their slides out. There have been RVs over night in the parking lot. RVs taking up multiple spaces. Trollies are dropping off people.



When RVs can't find space, they park in the neighborhood

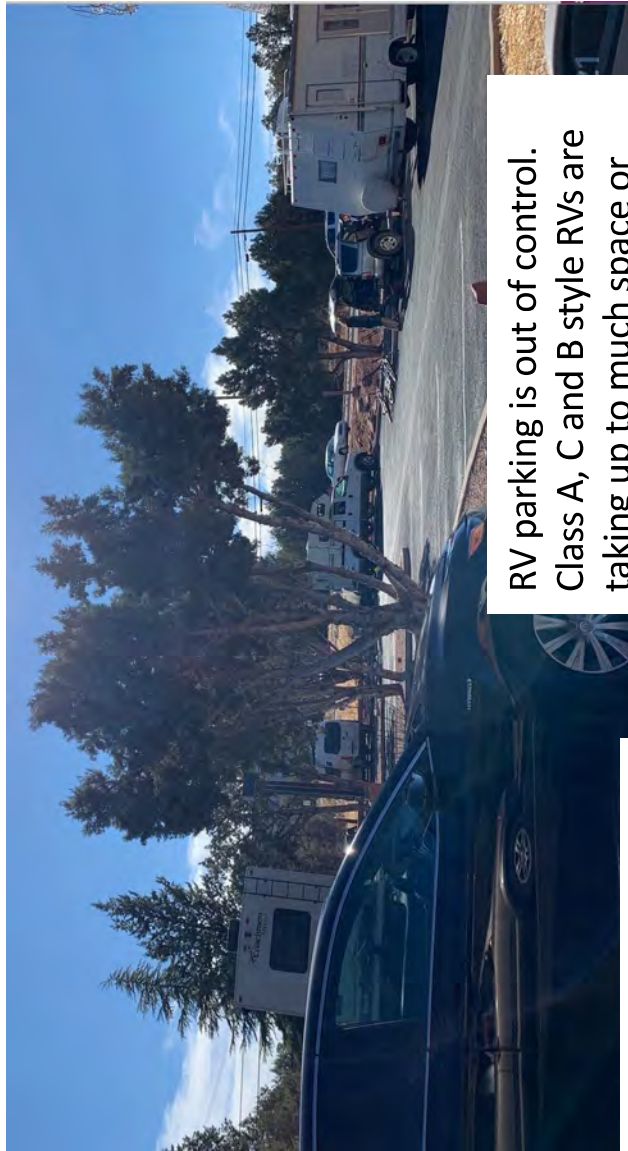


Overnight Camping





Illegal Tent Campers that stayed a week between Church and Little Horse – Police and Forest Service did NOT trespass them



RV parking is out of control. Class A, C and B style RVs are taking up to much space or parking on fire access road



Upper parking lot was opened up and parkers are entering forest from back of church leaving trash and human feces/toilet paper



Parkers are not parking in designated spaces and are parking anywhere in the church lot, blocking in other cars

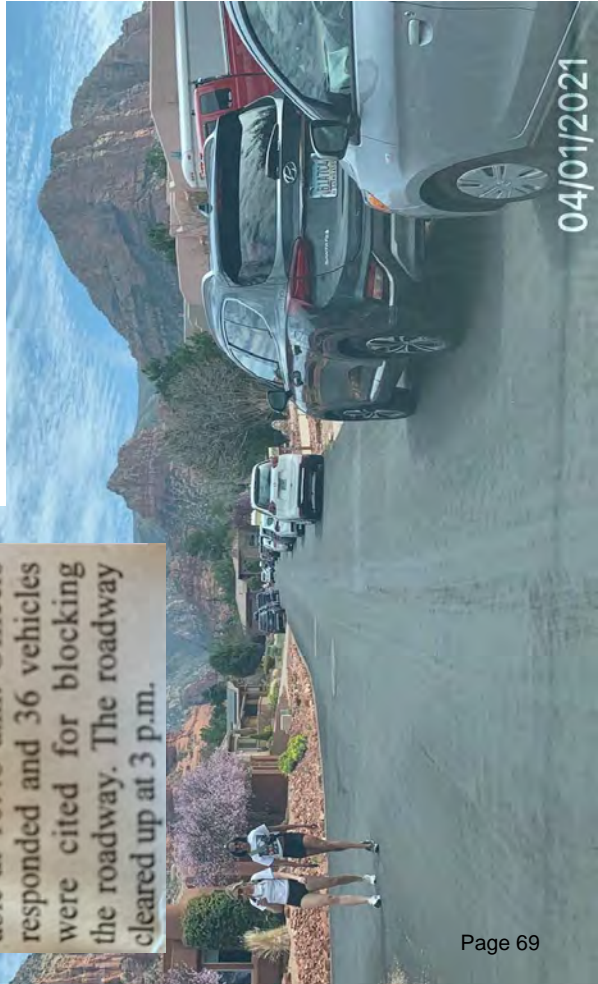


When the church lot was closed, the traffic streamed into Indian Cliffs. Police were called and issued 36 citations and installed Electronic No Parking Signs. THANK YOU, this worked and has cleared the streets. Without the signage and rapid response we feel this will continue.



■ **Parking:** Numerous complaints about vehicles parking on Indian Cliffs Road and making it impassable at 10:48 a.m. Officers responded and 36 vehicles were cited for blocking the roadway. The roadway cleared up at 3 p.m.

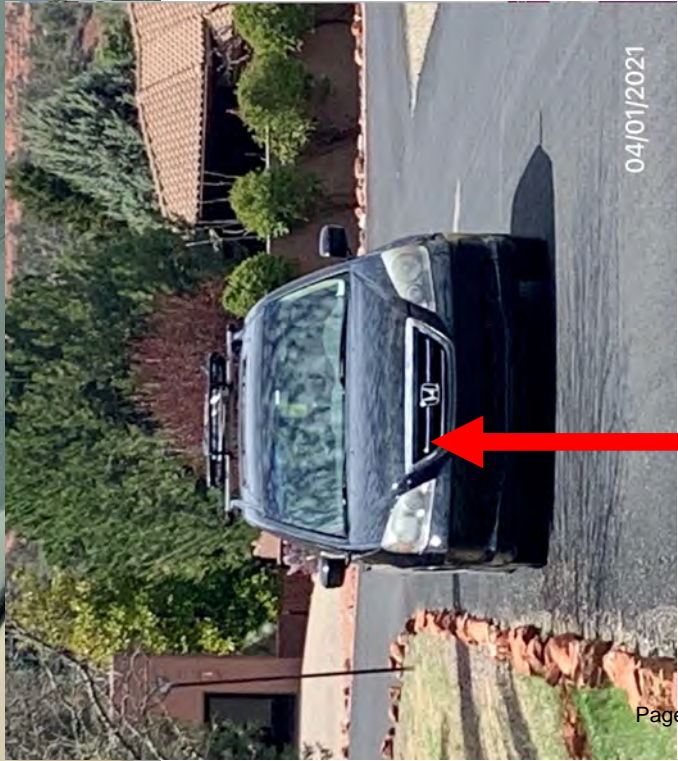
Indian Cliffs was over run with cars on 4/1. In many places cars were parked on each side of street, in front of driveways, mailboxes, fire hydrants, and stop signs. RVs were parking on the streets. Hoards of people were walking the streets, leaving trash and lining up a construction worker porta potties, or urinating in yards







4/1 flood of cars in Indian Cliffs. In many places cars were parked on each side of street, in front of driveways, mailboxes, fire hydrants, and stop signs. RVs were parking on the streets. Hoards of people were walking the streets, leaving trash and lining up a construction worker porta potties, or urinating in yards



Parked in the middle of the street in front of a stop sign and blind intersection, this is a serious accident just waiting to happen



# Issues of Trash, Human Feces, Humane Cremains, Illegal Camping in the forest and Illegal Parking in Trail Head Lots are part of the problem being caused by too many tourists allowed to park anywhere



**Sedona Fire**  
 ★ Favorites · April 12 at 3:43 PM

Sedona area hikers and spectators continue to fill current parking lots, sometimes this may require the use of an alternative mode of travel. Using shuttles or walking provides an opportunity to enjoy and explore while minimizing the impact to emergency responders. This challenge can create issues when the public makes the decision to park their vehicles in already full parking lots beyond their designated limitations.

While it may seem like a good idea at the time, the possibility of being ticketed or towed by law enforcement is a very high probability. The SFD is continuously faced with the challenge of performing rescues at these trailheads and can be delayed due to access when blocked.

If you see signs that say "Do Not Block", "Fire Lane" or "No Parking" please keep in mind that these selected locations are where we will have the best and quickest access to safely stage our equipment, perform rescues and reach sick or injured patient/s.

Please be thoughtful of those who may need rescue and the safety of the rescuers when making parking decision and only use designated parking areas. This will also alleviate the possibility of being blocked by our rescue equipment and potential delays getting out of the parking lot.

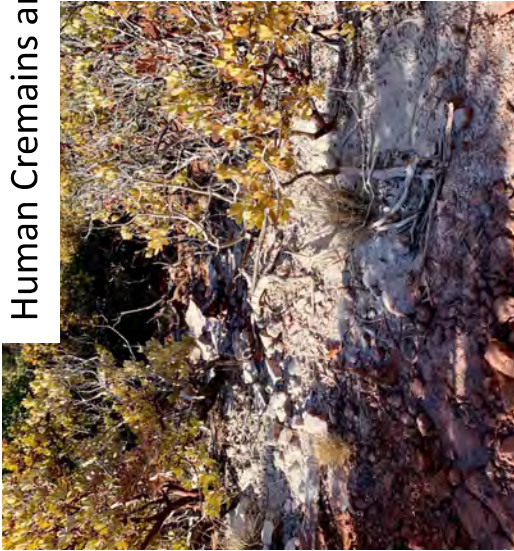
#sedona #PSA #publicserviceannouncement  
 Thank you and always  
 Safe Friendly and Dedicated!



Wedding Trash and confetti in brush



Human Cremains and feces spread on Little Horse Trail Head



Patricia's Post

**Patricia Lavey** ▸ Sedona Arizona -  
 The People's Suggestions  
 Sunday at 4:05 PM

My 3rd solo trip to Sedona in 18 months. I have been amazed each time, not only by the majestic beauty, but by the spiritual connection. On one of my hikes near the Chapel of the Holy Cross, I came across a gorgeous urn manually buried on the trail...someone "buried" their loved one ... and miles later, I came across Rosary Beads hanging on a random branch....so stunning and beautiful.



A post on a tourist website of 65,000 people showed Cremation Urns being buried in Rocks on Trail Head



Hello.....My name is Patti Kane and live with my husband, who is totally Blind, at 101 Indian Cliffs Rd. We also have a home in the Voc and have paid taxes since 1989 and love Sedona. I am a AZ licensed Real Estate Broker since 1995 and have owned and operated my own business and thought I'd seen it all in the field of Residential Homes and Land, laws governing, Planning and Zoning and Special Use Permits. Until now.... We purchased this Dream-retirement home, after 3 years of searching, for the ultimate criteria, with intentions of never having to move again.

The home was perfect for our needs, right across the street from a beautiful church and in a Residentially Zoned Neighborhood of beautiful homes that should hold their resale values for many years to come. Even though we are right on Hwy 179, we have back and side porches and windows we could open, to enjoy the fresh air and peace and quiet. My studio faces the church with Garden Doors that open for light and fresh air. For 2 whole months we did really enjoy it, until it all came crashing down.

***Suddenly and without notice to the neighbors***, the Church opened up their lot to Hikers and Bikers, anyone who wanted to park there, at any hour, anytime. No signs were posted, no one monitored the activity and EPIC Mayham followed. Up to 35 cars a day, were making U-Turns a day in our concrete driveway, and several cars a weekend, would entirely block the small exit I have from my drive. I contacted Pastor Fred who told me that it was *only because* of the Pandemic and all the funds from the donation box were going to the Red Rock Hikers Association. The box read 1/2 to the church, 1/2 half to the Hikers fund. He told me, that the previous owner, Ralph Blankenship, was a member of his church and was aware and approved this activity and if I didn't like it I should not have bought this house. Period...Zip.

Pastor Fred did not care that we were getting extreme deisal fumes from Big Trucks and lots of RV's, LOUD mufflers, garbage all over our frontage, Dog Manure that I had to pick-up daily, and Yes people urinating through my South Gate, not to mention those who went behind my garage and left their poop and toilet paper to blow down the arroyo. And then there were the groups, rudely pounding on our rear door, unmasked, asking to use our restroom in our home, because the Church does not provide restrooms. . Others sat on our steps, in the shade, devouring McDonalds and Wendy's Burger, and cramming the bags thru the fence. When I asked people to get off my property, or let me out of my driveway, most replied, Shut Up Old Lady, complete with profanities I have not even heard in my 70 years. The gate broke, my driveway is destroyed and I have estimates of over 500.00 to repair. I have to pay for this???? I was forced to pay for and install, Expensive Live Ring Security Cameras, all around my South side, just to have some sanity and peace. Also had to have a metal rope gate, even though I have signage, just to keep the cars our of my driveway. I called the police many times, they were extremely cooperative, but I didn't have a chance unless I could catch them in the act.

Both of the church's driveway's ( I+E) converge directly to our driveway so the traffic levels, foot traffic, bicycles travelling at great speeds, loud mufflers, RV's trying to make U-turns, lines of cars just waiting to get the next available open spot, Dog's barking in parked cars and their owners have gone

hiking, the skreeching brakes and loud horns, when people are trying to cross the round-a-bout, and the church was never there **for 5 long** months to even monitor anything, ever..... My blind husband was **standing in our driveway** and almost got hit by one of those Big ATV RAZORS, and a bicyclist damn near knocked me over at my MailBox. Unfortunately she fell and trashed herself. I had an appointment for a Epidural shot in my back, and California lady had my driveway completely blocked. Again, I called the Police but by the time they turned the corner, she spotted them and left. I missed my appointment and had to wait another 3 weeks for a new one. **THAT WAS IT**.I got in contact with Warren Campbell, who worked for the City, and he began his research. HE KEPT IN CONTACT WITH ME, INFORMED ME THAT THE CHURCH WAS VIOLATING IT'S CONDITIONAL USE PERMIT AND THEY WOULD TALK TO THE MIGHTY PASTOR FRED. THAT WAS IN END OF NOVEMBER.

By this time we had experienced Overnight RV Parking, what appeared to be Drug Deals going on at 4:00 a.m., 2 times, and No Cooperation from the Church, on any level. Even though the city posted police at the Back Of Beyond Exit, it still had absolutely no change to our side of 179. Then there were the Tour Buses, who randomly took up too many spaces in the lot, dumping off large groups of people who continued to litter and cause major Traffic jams, all over 179, all the way to to Village. When will someone get killed and who is responsible for that???? The church does not monitor, the church takes NO Responsibility , they have absolutely **NO CLUE WHATS GOING ON OR SEEM TO CARE ABOUT THE DESCRUCTION OF THE THE TAX PAYING NEIGHBORS AND OUR RIGHTS AS CITIZENS TO HAVE EMERGENCY MEDICAL INGRESS AND ENJOY PEACE AND KEEPING OUR RESALE VALUES STABLE.** Perhaps they just need to collect some money, due to their failing congregation. What is their MO?

The changing of Zoning is not going to CHANGE anything, as far as my neighbors tell me. The church would have to close their driveway on Indian Cliffs and re locate it on to 179. They would have to not allow access to their upper parking lot for sure again, they would be back on the street with cars awaiting new openings in the already full lot. They would have to have signs on the Hwy, indicating lot is FULL, they would have to have restrooms, of at least the same quality, as other TrailHead Lots, **that are maintained on a daily basis. The neighbors do not want to look at a row of porta potties in their lot, but have it located on the south side, obstructing Highway viewing from Tourists, who would stop there even though they would not be parking for the Trail Head, and obstructing view from any part of Indian Cliffs Rd. They would have to add to their number of dumpsters and number of times per week that Patriot Disposal removes it. Currently it gets overflowed and blows all over the place into our yards. Full time city and Church and Police Monitoring every traffic issue. Including No U-Turns, No Parking at all on Residential Streets. They would have to monitor and stop the tons of people who publicly urinate behind the Big Pine on the corner of their building and camp overnight.**

During last Wednesdays meeting the City did not clearly explain to the average person, what the City and Church's intentions are. We thought that the contig lots within 500 feet of the Church, would be given an option to stop this, as is with AZ State Statues governing laws. I am asking for your help, your person clarification, and a few minutes of your time, as you come highly recommended by a few of my neighbor's. Everyone here heard something different, has their own opinion, and I need the professional one only. I have already spent 6 days writing letters with 4 other IC Residents, have petitions in place going out for live signatures today and tomorrow, but absolutely need to speak with

you to clarify, exactly what is going down here. Please feel free to call me anytime you get a minute, and not send me to a link to read. I would appreciate your call as would the other Residents of Indian Cliffs. My number is 928-240-0460 We don't want to waste anyone's time if we are going in the wrong direction with this subject. We Need Your Help, .your prompt return call would be deeply appreciated. The residents are totally enjoying life now that the lot is closed. We can walk our Dogs, Exercise ourselves, enjoy the peace and quiet and all that we should be entitled to with our current zoning.

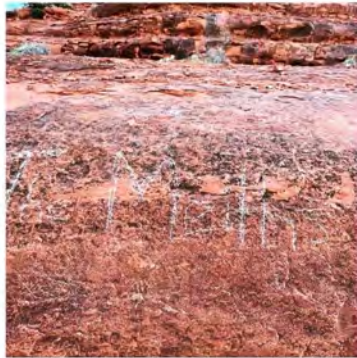
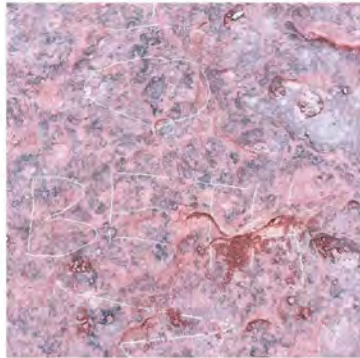
Thank you kindly,

Patti Kane and the Indian Cliffs Residents.

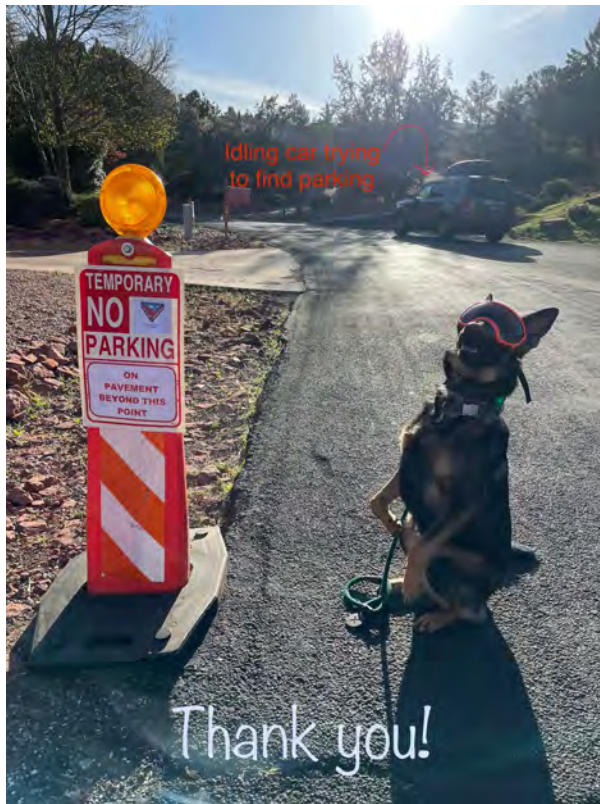
Recent trail conditions April 3 and 4th 2021. Bell Rock Pathway

76 plastic Easter eggs collected all over Bell Rock.  
Multiple graffiti have since been removed by local volunteers.  
16 team members worked on the graffiti for over 2 hours.









## Comments Chapel Area Community

Christhine Nuez <christhine@yahoo.com>

Wed 4/28/2021 6:05 AM

To: Sandy Moriarty <SMoriarty@sedonaaz.gov>; Scott Jablow <SJablow@sedonaaz.gov>; Kathy Kinsella <KKinsella@sedonaaz.gov>; Tom Lamkin <TLamkin@sedonaaz.gov>; Holli Ploog <HPloog@SedonaAZ.gov>; Jon Thompson <JThompson@sedonaaz.gov>; jwilliamson@sedonaaz.gov <jwilliamson@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>; barmstrong@sedonaaz.gov <barmstrong@sedonaaz.gov>; Cynthia Lovely <CLovely@sedonaaz.gov>

 1 attachments (11 MB)

April 2021 trails.pdf;

Re: [April 21, 2021 meeting regarding](#) Chapel Area Community and Trailhead parking issues; Comments on proposed 2021 LDC amendment.

Good morning,

Thank you to the City Council members, representatives of Planning and Zoning, Code Enforcement, City Planning Manage, US Forest Service, Sedona Police Department who were in attendance at last week's meeting.

Pastor Fred from SUMC mentioned that they have had the parking lot open for a number of years.

Being an avid trail runner and hiker, I see how their lot being open has affected foot traffic on the trails. Unlike other locals I cannot afford to spend time outdoors on the "less busy" weekdays. I offer you a ground zero perspective on how traffic around the neighborhood has changed as well as how it affects the nearby trail..especially on the weekends.

Contrary to the pastors statement, we have noticed \*more\* non local traffic going into the neighborhood when the lot was open for trailhead parking. I typically walk the dogs in the neighborhood after trail running and I was stopped more often by tourists asking for parking \*in the neighborhood\* when their parking lot was open.

I do not mind tourists asking questions, I like providing education. e.g. One time a tourist with Hawaii plates asked if it would be okay to take the red rocks that were laying around.

There are far less cars now idly sitting at Talia Ct and Indian Cliffs Rd since the church lot was closed.

On the weekdays when their lot was open, you see cars parking as early as 7am which means pedestrians (causing a delay on 179) walking to Back O' Beyond road.

Coming home from work even as late as 6pm, I would encounter volume on 179 due to the church lot being open for trailhead parking. This has significantly reduced due to the signage and their lot being closed now for trailhead parking.

As a frontline healthcare worker I have witnessed various impacts of the COVID19 pandemic. I fully support staying healthy and spending more time outdoors, but I also support recreating responsibly. The local trails were able to get a few weeks reprieve a year ago, it is so much different now.

A parking garage on the city outskirts away from residential areas shuttling tourists may be feasible solution..short term. If you build them, they will come. That means more foot traffic in the trails, trash, graffiti, social trails and social cairns that lead to erosion, displaced ecosystems, potential for leading inexperienced hikers to dangerous terrain. Do we have the means to prepare for increased foot traffic, to monitor and maintain the the trails? e.g. This past Easter, I removed 76 plastic Easter eggs (some opened with contents blowing in the trails) all along rock pathway and up Bell Rock. There has been an unprecedented amount of graffiti out on the trails (see pictures).

The Sedona Cares Pledge says "I'll leave no trace and pack out all my trash".

What does that mean though to a tourist? Are we providing enough education?

The amount of trash on the trails seem to indicate otherwise.

We are not Zion, the local trails can only handle so much foot traffic.

As the Forest Service representative mentioned in the meeting, we have to think about the "big picture". For me however, that doesn't mean a shuttle system. It means protecting and preserving the beauty of Sedona despite the incessant surge in tourism. After all isn't that what the tourists come here for? Escape from crowds, noise, pollution, room to breathe.

I have seen less trash and me and my dog have dismantled less rock stacks since the church parking lot has been shut down for trailhead parking. Yes, I have trained my dog to detect and dismantle rock stacks/social cairns.

Thank you to the various volunteer organizations for all the work that they do. If it weren't for their efforts, Bell Rock would have been renamed "Graffiti Rock" years

ago. I have recently signed up as a volunteer so I can provide data/reports that can be used to monitor our trails.

On a side note: As mentioned in the meeting last week, "Sedona has been discovered". We know the power of social media. It is only a matter of time before the horrendous Sedona traffic is turned into a hashtag and goes viral. More parking lots in neighborhoods would only invite more traffic congestion in areas not built to handle such volume. A full parking lot for Sunday worship is vastly different from 24/7 trailhead parking, all year long,

Lastly, I ask you to consider the mental health and well being of our community. Can you imagine moving to Sedona to retire in the hopes of finding peace and tranquility only to be surrounded by multiple public parking lots close to your home, filled with various forms of suffocating pollution.

Thank you for your time and kind attention.

Respectfully,

Christhine Nuez M.D.  
Sedona, Arizona

\*\*Attached are images of recent trail conditions and corrective actions taken

Sent from my iPad

[smoriarty@sedonaaz.gov](mailto:smoriarty@sedonaaz.gov)

[sjablow@sedonaaz.gov](mailto:sjablow@sedonaaz.gov)

[kkinsella@sedonaaz.gov](mailto:kkinsella@sedonaaz.gov)

[tlamkin@sedonaaz.gov](mailto:tlamkin@sedonaaz.gov)

[hploog@sedonaaz.gov](mailto:hploog@sedonaaz.gov)

[jthompson@sedonaaz.gov](mailto:jthompson@sedonaaz.gov)

[jwilliamson@sedonaaz.gov](mailto:jwilliamson@sedonaaz.gov)

[mraber@sedonaaz.gov](mailto:mraber@sedonaaz.gov)

[cmeyer@sedonaaz.gov](mailto:cmeyer@sedonaaz.gov)

[barmstrong@sedonaaz.gov](mailto:barmstrong@sedonaaz.gov)

[clovely@sedonaaz.gov](mailto:clovely@sedonaaz.gov)

## Opposition to LDC zone change from 101 Indian Cliffs Blind Owner

Patti Kane <ponderosakane@hotmail.com>

Thu 4/29/2021 1:17 PM

To: Mike Raber <MRaber@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>; barmstrong@sedonaaz.gov <barmstrong@sedonaaz.gov>; Cynthia Lovely <CLovely@sedonaaz.gov>; Sandy Moriarty <SMoriarty@sedonaaz.gov>; Kathy Kinsella <KKinsella@sedonaaz.gov>; Tom Lamkin <TLamkin@sedonaaz.gov>; Holli Ploog <HPloog@SedonaAZ.gov>; jtthompson@sedonaaz.gov <jtthompson@sedonaaz.gov>; Jessica Williamson <JWilliamson@sedonaaz.gov>

 9 attachments (1 MB)

robsletter.rtf; churchlotconverge.jpg; driveway.jpg; driveway2.jpg; driveway3.jpg; no-uturns2.jpg; thumbnail\_IMG\_2367.jpg; upperlotconverge.jpg; upperchurchdrive.jpg;

Dear Folks, Please read and review the attached letter and photos for your meeting next Tuesday. Have enclosed photos so you can see the exact relationship in 2 church lot exits and our driveway. Also you can see my driveway damages and skid marks from the Hummer.

























## Re: Methodist Church Aux. Trailhead Parking for Cathedral Rock

Karen Osburn <KOsburn@sedonaaz.gov>

Wed 4/28/2021 6:26 AM

To: Richard Youngberg <ryoungberg5@gmail.com>

Cc: Mike Raber <MRaber@sedonaaz.gov>

Hi Richard and Marjorie, thank you for your email. I agree that visitation has exceeded our infrastructure's capacity to accommodate it. This is true for parking at Cathedral Rock as well as parking at many other locations, and everything from road congestion, to degradation of trails, to trash issues, to short term rentals negatively impacting housing availability, to not enough restrooms, and the list goes on and on.

We are in the process of aggressively accelerating the implementation of trailhead shuttles to help with the parking congestion issues, but we still need locations for those shuttle users to leave their vehicles. I wish there were more easy answers but we are committed to try to ameliorate issues where possible.

Since this item will be considered by the Planning and Zoning Commission on May 4th, I am copying our staff liaison and your input will be forwarded to the Commission. If non-church use of the lot is considered the City could also place conditions on that use (requirement to provide portable restrooms, etc) to address some of the neighbor concerns. Unfortunately this is a location people want to access and as we have seen since the closure of the church lot, visitors will just try to park deeper into the neighborhoods on the residential streets if nothing else is available. That's why this was considered as a temporary alternative until a more permanent solution can be implemented.

Thanks again, Karen

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**From:** Richard Youngberg <ryoungberg5@gmail.com>

**Sent:** Tuesday, April 27, 2021, 8:58 AM

**To:** Karen Osburn

**Subject:** Methodist Church Aux. Trailhead Parking for Cathedral Rock

Dear Ms Osburn,

We are Richard and Marjorie Youngberg residing at 205 Indian Cliffs Road in Sedona. We are twenty year residents. During this time we have seen what many wish to ignore in our town. That is the inability for the infrastructure to handle the volume of automobile traffic on our roads and the inability for those automobiles to find adequate parking. The ban on limiting short term rentals imposed by the state legislature has added a multitude of additional people and cars to the situation. A classic case of attempting to place three pounds in a five pound sack.

As has been obvious to most residents, both highways 179 and 89A are inadequate for the traffic. The volume of traffic on 179 almost every late morning creates backups ranging from one mile to often two and a half miles to reach the totally obsolete intersection at the "Y". *Sedona in Motion* is far in the future, in our opinion.

The continuing unauthorized parking at the Methodist Church as an overflow for access to the Cathedral Rock having no shoulders and no ability to handle excessive traffic beyond what the trailhead and its auxiliary parking lot can handle and the residents legitimately add. We were reminded at the meeting at the Methodist Church that it hasn't been that long since it was a dirt road. The Cathedral Rock Trail and its primary access has become an attractive nuisance rather than the jewel we have always thought it to be. Gross over promotion, both locally and by the travel writers in Phoenix, are bringing droves of people which the town cannot handle. The trash and litter along Back 'O

Beyond Road is evidence that many of these visitors have no respect for our town. In our neighborhood, people are pounding on doors demanding to use the bathroom or some are just relieving themselves on private property. Unfortunately, the final speaker at the meeting last Wednesday was cut off. She lives at 101 Indian Cliffs Road.. She is a terrified, single lady who just bought her property. She was cut off in mid-sentence before she could express what had personally occurred at her property. I have had a conversation with her and I am appalled at the indifference and rudeness of some of the people who come here.

To change the zoning for the church parking lot is absolutely the wrong idea. There still is no safe access to the trail. Sidewalks are not going to be built. There are no public restroom facilities available at the church and the road and trail, itself, is at risk of being overwhelmed by people who, in many cases, have no idea of the relative difficulty of climbing to the saddle of Cathedral Rock. We have seen couples with tiny children heading toward Back 'O Beyond Road from the church. They have no idea what lies ahead. Often the road is wall to wall pedestrians. Vehicles are unable to navigate that narrow street. Emergencies cannot be responded to. Back 'O Beyond Road is barely adequate for those who live there much less with the constant influx of hikers. The only solution we can see is for shuttles from the VOC area to make periodic runs to the trailhead to prevent cars from trying to park within the neighborhoods. And shuttles only add to the overcrowding of our trail system. We cannot keep accommodating more people or cars.

At the meeting someone said , "The cat's out of the bag". If that is true, please explain why the Chamber is requesting so much money to promote Sedona to California. We don't need more people here. More hotels are detrimental to Sedona. We can't handle what incoming visitor traffic we have now. Great for the business community? Maybe. But not so great for those of us who live here and have to put up with the current situation.

The Methodist Church is but one of many such potential "auxiliary" parking areas which only invite more and more people. Our town is being overwhelmed.

We cast two votes for **no trailhead parking** at the Methodist Church. The city can't and won't maintain the temporary electric signage or the police presence at Back 'O Beyond Road. But they are now there for a reason. Please do not allow the situation to revert back to what it has recently been.

Sincerely,

Richard and Marjorie Youngberg



Hello...My name is Robert Beauchamp and I live at 101 Indian Cliffs Road, directly across from the Methodist church. I'm writing in regard to the proposed LDC change in use zoning. I am totally blind and have been since 1982. My wife and I purchased this home in Sept 2020, even though it was on the Noisy and now dangerous Hwy 179. which I have no intentions of crossing, ever. We did not care about the 179 traffic, as we have outside patios on the North, South and East sides of our house. We bought it knowing nobody could built to the South, as the then Quiet and Peaceful Church was no more than a empty parking lot. We did our fudiciary duty checking both the church's zoning and ours. I had a entire subdivion to walk-around daily with ease and confidence. For the past 40 years, we have resided in areas that had only County Zoning and Jurisdiction, little or no-police presence and no Educated and Elected Governing Body to protect our life, safety and investment. In our final redtirement home, with this quiet city street....we had it made, but only for 2 months.

First, I want to Thank the City of Sedona for closing the Lot. I have been given back, my freedom, my property rights and my sanity and am ever so grateful. We now have NO Traffic Problems, NO illegal Parking and U-turns in our driveway and Nobody knocking on our door demanding to use our restroom for 5 long months. The quality of life and safety of Indian cliffs has again returned to our residents. We can enjoy what once was, and why we all live here. I know that you are receiving 2 other packages (packets) from us, so no need for me to go on about the over 95% of our residents, who we could reach on short-notice, who have signed a petition totally against the LDC change.

Providing meaningful access to inviduals with disabilites in a crowed city with inaccessible roads is not an easy task that lends itself to simple or singular solutions. The ADA and current Residential Zoning and Precedent support the implementation of that zoning, ensures inviduals with vision-related disabilities in that we can walk and travel within the Residential Pedestrian grid in a safe, timely and integrated manner. In March I was 20' inside my driveway watering my bushes and alsmost got gunned down by one of those Giant Hummer/Trucks, who was making a U-turn in my driveway. I had to throw myself to the side but did not get injured. In the past 5 months I could no longer even consider leaving my driveway on foot, with or without assistance from others. No more Independent living for me

In considering this LDC change we know that the church is unique and common land, this Change or Variance must and can not change the nature of the neighborhood or cause undue hardship to it's residents. The city of Sedona and P+Z should consider the needs of qualified inviduals with disabilites. I am not the only resident of IC, that is visually impaired. In the meeting it was made public to us that our streets can not have parking and excess travel, as they are not wide enough. We must consider the access for Emergency Vehciles. If the lot is re-opened the city/church will heighten the safety risks for all. Their only I+Egress , is on a residential street. Who is responsible if someone is killed or dies, should this lot become public? WHO WILL MONITOR THE LOT ACTIVITY? We no longer need Police Presence. IT'S CLOSED NOW, BY ORDER OF THE CITY OF SEDONA. Please.. lets'.keep it that way.

Sincerely, Robert L. Beauchamp

## LDC opposition from Indian Cliffs owners within 500 feet

Patti Kane <ponderosakane@hotmail.com>

Thu 4/29/2021 2:28 PM

To: Mike Raber <MRaber@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>; Cynthia Lovely <CLovely@sedonaaz.gov>; Sandy Moriarty <SMoriarty@sedonaaz.gov>; Kathy Kinsella <KKinsella@sedonaaz.gov>; Tom Lamkin <TLamkin@sedonaaz.gov>; Holli Ploog <HPloog@SedonaAZ.gov>; Jessica Williamson <JWilliamson@sedonaaz.gov>

 3 attachments (3 MB)

Page 1 of 4 500 ft IC.pdf; page 2 of 4 500 footers.pdf; page 4 500 ft thing.pdf;

Please read and review our request at your early convenience. The Owners within 500 feet of the Methodist are in total opposition of Church's use as a parking lot in our immediate neighborhood. Attached our 3 page letter and our live signatures. for review before the Tuesday meeting. thank you Kindly

There are only 3 total pages. My files are incorrectly labelled.

First I would suggest a continuance of the May 4 decision, allowing neighbors to talk, perhaps consult with your appraiser or seek legal opinion. We have e/mailed a request to ADOT, but also need time to consult with maybe the EPA or whomever controls the road traffic at a round-about.

The fundamentals and main purpose of P+Z is to control the direction of Land Use and to ensure that property owners can use and enjoy their property. If a nearby property has a drastically different use, the value or use options for the land can be diminished drastically. Residential zoning, verses commercial, provides the possibility of more peace and quiet in a secluded residential zoned area. The zoning controls, single family designation vs duplex. the height of our privacy fences, whether we can have chickens or pigs, RV Parking and square footage or 2 stories on our homes. It controls our Basic Activity, our rights, that are permitted by law. P+Z can and should work responsibly toward community goals with their direction toward transportation, utilities, recreation to protect the Tax Payers from Harm, Excess Pollution, noise, garbage and vandalism. After all they have degrees in Political and Environmental Science, or at least a Masters in Urban or regional planning.

Single Family Residential Zoning is a low density zoning district and many locations do not permit a full-blown commercial parking lot business to be operated in that zone. Residential zoning helps protect the local environment **and Keep property values stable.** The zoning **Protects our existing property from destruction or devaluation.** We rely on our Private Deed Restrictions which bind all future owners. Zoning now is a tried and true system *of preserving property values* by prohibiting inappropriate neighboring uses. Check with your appraiser to see how your house may be affected. We need to retain our high quality of life free of mass intoxication and pollution from idling cars who will continue to go up and down our roads, waiting for a parking spot to open. The P+Z zoning restrictions are intended to serve the communal good for the health, safety and general welfare of the tax paying residents. Zoning should protect our quality of life, *not take it away.* **We have not even been professionally asked our opinion?** The church only had a conditional-use permit to use the lot for church parking and church events. 2 Weeks ago, as the church was in **100% violation** of the permit the City closed them down, due to hundreds of complaints from neighborhoods on both sides of 179. The church has now applied for **full-time commercial use** of the parking lot on a daily basis. The correct procedure for the City is to contact all neighbors within 500 ft and *seek our permission.* The City of Sedona. Planning and Zoning is not doing that and are in favor of the Church parking lot. Therefore we must put in writing with our signatures and date, that we highly appose this use, before the May 4<sup>th</sup> meeting. The change is not being done with the Community's benefit in mind. Please don't make a ill-advised decision. We must **fight this** and keep our property values safe. Help us preserve our community values that most certainly will decline **with what we have already seen go on with the tourist parking. The church has been doing this for over 5 months before the city, acted upon the law.**

What percent of emission and toxic pollution comes out of 10 cars parked in a row idling for 15 minutes? Does ADOT know the plan concerning the traffic flow and the round-a-bout? ADOT has been notified as of Friday and we await their answer. The meeting last Wednesday at the church was a complete disaster. The attendance was from the Chapel and Back of Beyond. We all want to preserve our trails, but with the Forest service in meeting attendance, the subject got off more on the condition and quality of the Trails and what the Forest Service was going to do on a ZERO Budget to correct it. The

city speakers suggest that they approve of the parking lot and all they want from us is some amendments to what will be allowed. The Church has already displayed their lack of control, responsibility, or concern with what is happening to the neighbors: For example, the very end of our driveway has to be replaced from 5 months of U-turns by Tourists. Our cost 450.00 to resurface. We had to install 500.00 of Security Camera's and motion detectors to stop people from using our property to urinate on and dump all their garbage. They were knocking on our door at all hours asking to use our restroom. I had a medical procedure that I waited for 3 months to get. My driveway was blocked by a tourist who went hiking and was gone for 2 hours. I called the police, but they did not get here in time for me to get to my appointment and it was cancelled. I had to wait another 3 weeks for my Epidural for back pain and don't want to go out on a daily basis to pick up dog poop and Wendy's and McDonalds bags. What if one of us needs an Ambulance? Good luck with that.

Please do not allow this to become a Tourist Parking Lot. If given the chance Vote against this change and save the integrity and re-sale values of your Home in Indian Cliffs. We pay taxes here, the tourists do not. Please sign and date, this letter and get it back to me by Thursday. WE don't have any more time. If questions, please feel free to Call me @ 928-240-0460, [ponderosakane@hotmail.com](mailto:ponderosakane@hotmail.com) or just come by 101 Indian Cliffs Road.

Thanks for your concern and Help

Patti and Robert KANE

The immediate neighbors within 500 feet of Church in Indian Cliffs, and close by

| <u>ADDRESS</u>    | <u>YOUR NAME</u>     | <u>DATE</u>     |
|-------------------|----------------------|-----------------|
| 40 TALIA COURT    | Penny Mathieu        | April 26th 2021 |
| 40 TALIA CT       | Don Mathieu          | April 26, 2021  |
| 101 INDIAN CLIFFS | Patti Kane           | April 21, 2021  |
| 101 INDIAN CLIFFS | Robert Kane          | April 21, 2021  |
| 35 Talia Ct       | Evelyn Van Laningham | April 28, 2021  |
| 30 Talia Ct.      | Elizabeth Dale       | April 28, 2021  |
| 35 Talia Ct       | John Patterson       | April 28, 2021  |

| <u>ADDRESS</u>                     | <u>YOUR NAME</u>         | <u>DATE</u> |
|------------------------------------|--------------------------|-------------|
| 45 TALIA CT.<br>SEDONA AZ<br>86336 | JOHN MABRY<br>John Mabry | 4/28/2021   |





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Thanks for your concern and Help

Patti and Robert KANE

The immediate neighbors within 500 feet of Church in Indian Cliffs, and close by

| <u>ADDRESS</u>                    | <u>YOUR NAME</u>   | <u>DATE</u> |
|-----------------------------------|--|-------------|
| 140 Indian Cliffs Road Sedona AZ. | Sarah Brockman<br> | 4/26/21     |
| 140 Indian Cliffs Road Sedona Az. | Eileen Manion<br>  | 4/26/21     |

## BACK O'BEYOND RD. SIGNATURES...

carol hazelett <carolsell@q.com>

Fri 4/30/2021 11:35 AM

To: Mike Raber <MRaber@sedonaaz.gov>

 1 attachments (421 KB)

PastedGraphic-1.tiff;

HELLO MIKE,

I ONLY COLLECTED 5 SIGNATURES FROM MY NEIGHBORHOOD RELATED TO THE INDIAN CLIFFS RESIDENTS SIGNATURE LETTER FROM STEPHANIE DUNSHEE DATED 4/27/21 TO YOU AND THE P. & Z. FOR YOUR MONDAY, MAY 3, 2021 MEETING.

I AM VISUALLY IMPAIRED AND DON'T DRIVE AND CANNOT WALK DOWN BACK O'BEYOND ROAD PAST THE B.O'B. RANCH GATE ENTRY DUE TO EXTREME SAFETY REASONS WITH TRAFFIC AND NARROW ROADWAY..... TO GET DOWN TO THE BACK O'BEYOND CIRCLE.

I DID HEAR THAT THERE ARE AT LEAST 6-7 VACATION RENTALS WITH ABSENTEE OWNERS THERE BUT THE LONG TIME (AS IN 45 YEAR RESIDENTS) DOWN THERE ARE ALL VERY, VERY UPSET WITH OUR TOURIST, HIKERS, MT. BIKERS, AND ALL VECHILES OVERWHELMING OUR AREA RIGHT NOW. .... JUST AS WE ARE.

THANK YOU FOR YOUR DECADES OF WORK FOR SEDONA. I HAVE APPRECIATED YOUR HELPFUL EFFORTS, HOPING YOU WILL CONTINUE.

RESPECTFULLY, (30 + YEAR RESIDENT)

CAROL HAZELETT  
70 YONDER LANE  
SEDONA, AZ 86336 928-301-4180. [carolsell@q.com](mailto:carolsell@q.com)





TO ADD ON TO THE:

APRIL 27, 2021 LETTER

TO: MIKE RABER, SENIOR PLANNER, CITY OF SEDONA AND PLANNING STAFF

RE: COMMENTS ON PROPOSED 2021 LDC AMENDMENT

FROM: THE INDIAN CLIFFS RESIDENTS

THESE ARE NAMES FROM THE BACK O' BEYOND NEIGHBORHOODS RESIDENTS ALSO OPPOSED TO THE USE OF CHURCH PARKING LOTS FOR TRAIL HEAD AND TOURIST PARKING.

SIGNATURE

PRINT ADDRESS

*Carol Hazelett*

70 Vander Lane 4/29/21

*Refugia Gibbons*

255 Vander Lane 4/29/21

*Michelle Cohen*

255 Vander Lane 4/29/21

TO ADD ON TO THE:

APRIL 27, 2021 LETTER

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SIGNATURE

PRINT ADDRESS

*Janet Hill*  
*H. Hill*

95 Back O Beyond Rd, Sedona

So Santa Fe, Sedona Bobie

## Sedona Proposed LDC Changes 2021, PZ 21-00004 (see source below) - For Public Comment 5/4/21 P&Z Commission meeting

Janet Hillock <jsejah@gmail.com>

Sun 5/2/2021 7:29 PM

To: Mike Raber <MRaber@sedonaaz.gov>

Cc: Cari Meyer <CMeyer@sedonaaz.gov>; Karen Osburn <KOsburn@sedonaaz.gov>; Scott Jablow <SJablow@sedonaaz.gov>

Greetings,

As a resident of Indian Cliffs, I am opposed to reopening the nearby Sedona United Methodist church parking lot for overflow parking for trailheads. The church's parking lot was closed by the city on April 1 for good reason—the church is unable and unwilling to manage the parking lot creating issues for law enforcement, health, safety, and our neighborhood. If the parking lot remains closed, it will eliminate the spillover parking in our neighborhood since the traffic would simply continue on SR 179. Since the lot was closed, our neighborhood issues have been reduced greatly. The reader board sign stating no street parking at the entrance seems a good solution. As word spreads that the church parking is also closed, the turns by tourists into our neighborhood eventually will become fewer.

The city has addressed the overflow parking on Back O Beyond for that neighborhood by posting law enforcement at the intersection of SR 179 and other actions. The Indian Cliffs neighborhood needs similar consideration by stopping the extreme traffic, idling vehicle pollution, noise, litter, and urinating-defecating that has gone on, especially so for more than half a year at the Sedona United Methodist parking lot. Unlike Back O Beyond and perhaps many other Sedona area churches, we are clustered near the church with several driveways and the Talia Ct. cul de sac only a few feet away from the church parking entrance, which concentrates the problems and neighborhood impact.

City staff have proposed and recommended item 4 of its LDC changes 2021 that allows overflow parking from trailheads at church lots as a convenient solution since the church had been in violation of its Conditional Use Permit. "This item has been included with the 2021 proposed amendments to address this issue in a timely manner since the amendments are being considered by the Planning and Zoning Commission and City Council in May and June." Please be aware that the real problem is allowing the parking at the church. Until the community meeting held at the church on April 21, the neighbors within 500 feet had expected to be able to oppose and prevent future parking through the required process of an amendment to the church's Conditional Use Permit. Instead, we understand the city proposes to allow tourist parking at many churches outright.

This LDC change seems like an end run around the neighbors and would apparently place the wishes of the church and tourists above the residents without any consideration that the church hasn't been responsive to our neighbors and issues for months. This is unacceptable. The Sedona United Methodist church only exists in proximity to us through its Conditional Use Permit. Overflow parking for trailheads unfortunately has already invited misbehavior that the church cannot handle and has been unwilling to address, affecting the well-being of the Indian Cliffs neighborhood.

As an example, are you aware that one of the residents closest to the church at 101 Indian Cliffs is blind? They do not need that in and out traffic at the church entrance—which lines up directly opposite their driveway—given the lack of sidewalks in our neighborhood. I have observed fast food and other litter (TP), and, throngs of people walking from the church parking lot across SR 179 (with

near misses) and down the narrow Back O Beyond Road to the Cathedral trailhead, an accident waiting to happen. I have observed significantly more wear and litter on the fragile desert landscape to the south and east of the parking lot as the parkers often don't follow the social trail paralleling SR 179 to the Little Horse parking lot and trailhead.

**Solution:** Item 4 should be removed from the 2021 Land Development Code changes.

**Source:** Overflow parking from trailheads at churches is added to Article 3 – Use Regulations, Section 3.2.E. as referenced in item 4. listed at this link on the city's Projects

Page: <https://www.sedonaaz.gov/home/showpublisheddocument/43285/637544526212530000>

Respectfully,  
Janet Hillock  
275 Indian Cliffs

## Re: Sedona Proposed LDC Changes 2021, PZ 21-00004 (see source below) - For Public Comment 5/4/21 P&Z Commission meeting

Janet Hillock <jsejah@gmail.com>

Sun 5/2/2021 9:32 PM

To: Mike Raber <MRaber@sedonaaz.gov>

Cc: Cari Meyer <CMeyer@sedonaaz.gov>; Karen Osburn <KOsburn@sedonaaz.gov>; Scott Jablow <SJablow@sedonaaz.gov>

If we must go there....

If the city chooses to allow the Sedona United Methodist church to reopen for overflow trailhead parking, the church should be required to...

- Provide and maintain 2 porta potties on the lower parking level that must be screened from the neighbors and street
- Provide sufficient permanent (javelina proof!) trash receptacles throughout the parking lot that must be screened from the neighbors and street
- Provide a full time parking lot attendant to monitor entrance & exit (to the left), collect payment, provide hourly trash pick up, monitor idling vehicles emitting fumes, monitor noise, prevent loitering, prevent picnics, etc.
- Collect fees high enough to sufficiently cover the cost of a USFS Red Rock Pass. Those amounts collected should be forwarded to the USFS. (This would prevent parkers from trying to avoid the USFS pass fees.)
- Provide parking lot annual financial (revenues and expenditures, indicating operations and maintenance costs) and lot use reports available to the public and consistent with the church's non-profit status.
- Limit hours to roughly 8-5 winter and 8-7 summer and indicate what hours are reserved for regular church activities per signage
- Limit overflow trailhead parking to the lower lot (no upper lot parking since it is out of sight and more difficult to manage)
- No RVs and idling diesel vehicles per signage (fumes have been an issue)
- No picnics or loitering as a courtesy to other parkers and the neighbors per signage.
- Provide signage and/or a map showing 2 options for pedestrians or bikers exiting the church lot, 1) crosswalk to Back O Beyond and 2) trail paralleling SR 179 (east side)
- Provide appropriate barriers to prevent foot and bike traffic leaving any other place than the 2 pedestrian exits listed above (to protect the adjacent desert landscape) and provide sufficient barriers to prevent use of upper parking lot
- Provide gates to close the lot after hours when parking lot attendant is not present, coordinating with usual church activities
- Exit from the church parking lot should be to the left so as to directly enter the SR 179 roundabout, as directed by the parking attendant
- Signage should indicate guests should be respectful of neighbors, not use driveways for turnarounds and illegal U turns, etc.
- Finally, provide a proposed site and operations plan to the city for city approval in advance of commencing operations indicating how the church will layout the required parking lot improvements and signage/maps and meet requirements. The city should retain the right to close the lot if the church does not meet requirements and if ongoing issues are created in the neighborhood as part of an interagency agreement between the city and church.

### To be provided by the city for the church:

- Rapid police or tow company response if issues at the church

### To be provided by the city for the Indian Cliffs neighborhood:

- Continue with the reader board sign at the entrance to Indian Cliffs indicating "No Street Parking."
- Provide signage northbound and southbound on SR 179 indicating when the church parking lot is closed (when full or reserved for church activities.) This prevents turns and U turns in Indian Cliffs; it also prevents church entrance queuing to roundabout that backs up traffic on SR 179 (since the church entrance and roundabout are very close to each other)
- Add a sign entering Indian Cliffs indicating care due to a blind resident (in consultation with 101 Indian Cliffs)
- Identify and engage a city mediator and provide mediation between the neighborhood and church if issues continue or arise in the future

Also, generally:

-Perhaps the city should consider 1) developing a closer relationship with a towing company and 2) increasing illegal parking fees.

Janet Hillock

On Sun, May 2, 2021 at 7:28 PM Janet Hillock <[jsejah@gmail.com](mailto:jsejah@gmail.com)> wrote:

Greetings,

As a resident of Indian Cliffs, I am opposed to reopening the nearby Sedona United Methodist church parking lot for overflow parking for trailheads. The church's parking lot was closed by the city on April 1 for good reason—the church is unable and unwilling to manage the parking lot creating issues for law enforcement, health, safety, and our neighborhood. If the parking lot remains closed, it will eliminate the spillover parking in our neighborhood since the traffic would simply continue on SR 179. Since the lot was closed, our neighborhood issues have been reduced greatly. The reader board sign stating no street parking at the entrance seems a good solution. As word spreads that the church parking is also closed, the turns by tourists into our neighborhood eventually will become fewer.

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and other litter (TP), and, throngs of people walking from the church parking lot across SR 179 (with near misses) and down the narrow Back O Beyond Road to the Cathedral trailhead, an accident waiting to happen. I have observed significantly more wear and litter on the fragile desert landscape to the south and east of the parking lot as the parkers often don't follow the social trail paralleling SR 179 to the Little Horse parking lot and trailhead.

**Solution:** Item 4 should be removed from the 2021 Land Development Code changes.

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Respectfully,  
Janet Hillock  
275 Indian Cliffs



April 27, 2021

To: Mike Raber, Senior Planner, City of Sedona and Planning Staff

RE: Comments on proposed 2021 LDC amendment

We are shocked and opposed for many reasons to the proposed 2021 amendment to the Land Development Code (LDC) that would allow churches that are operating in residential neighborhoods to outright allow tourist parking. There are at least 10 churches in neighborhoods that would be affected. This is a sweeping change that would affect many who do not know about this proposal.

As residents of Indian Cliffs these comments relate to the Sedona United Methodist church parking lots. It is our understanding that the church for many years has been in violation of its Conditional Use Permit by allowing parking beyond the usual church functions since located in our residential neighborhood. We are opposed to any code change that would allow this activity outright... or to continue in any form. The neighbors' concerns need to be acknowledged and addressed, including requiring at a minimum input from neighbors within 500 feet, as we understand would be the normal or current process for an amendment to a Conditional Use Permit.

We have observed that the Sedona United Methodist church is unable and unwilling to manage a tourist parking lot. This is a huge concern and has caused issues for local residents.

Specific documented proof:

1. Class A, B, C RVs in the lot, on the neighborhood streets and on the upper church access road into the forest
2. Parkers are not parking in designated spaces and blocking other cars in
3. Parkers have no toilet and are defecating and urinating in people's yards, forests and lining up to use construction worker porta potties. Used toilet paper is in yards and forest. This is overflowing into Indian Cliffs neighborhoods. Tourists are knocking on resident's doors asking to use the toilet. When they are refused, they get angry. This unsavory activity and vandalism will continue to occur.
4. Tourists are entering and wandering the forest from the back of the church upper lot and leaving trash and feces. They are causing wear and erosion on the desert varnish
5. Cars are idling and waiting in the parking lot and on the street for a space to open up – exhaust fumes are evident as is noise pollution. This will continue.
6. Tourists are loitering in the church parking lot having tailgates, picnics, bathing and changing clothes out in the open. Some are staying overnight. Some have been caught camping in the forest between the church and Little Horse.
7. Tourist are doing U-Turns in the private driveways of homeowners directly across from the church all day long. An average of 32 cars are doing U-Turns in driveways.
8. Tourists are doing U-Turns in Trulia Court all day long.
9. Tourists are walking across the cross walk to Back O Beyond slowing traffic all day long
10. There have been illegal campers between the Church and Little Horse. They have access to a free parking lot and trail head toilet.
11. The congestion at the Indian Cliffs Back O Beyond roundabout is causing a traffic jam at the church with those who want to park. Cars just stand and wait, making it hard to enter the neighborhood for those who live there. The roundabout was not designed for this type of use.
12. Once tourists enter Indian Cliffs, they park in front of fire hydrants, stop signs, mail boxes, driveways, and on both sides of the street blocking access to emergency vehicles.

13. Once tourists make it beyond Indian Cliffs, they are parking on Cougar, Fawn and Lynx to follow the social trails to Little Horse. They are parking where ever they want and on vacant lots.

The church has been unwilling and unable to address the issues ongoing for many months after numerous encounters.

The natural environment in the immediate area has been polluted, trampled and eroded. Further, the church parking lot contributes greatly to heavy foot traffic on the iconic but narrow (and dangerous) trail up to the highest part of Cathedral Rock.

The tourists park at the church to avoid paying for a Red Rocks Pass but some seem willing to pay the \$100 parking fines apparently off the lot and blocking our driveways.

The fast food litter does not indicate that these tourists are spending significant dollars in our community.

We have observed these issues have been greatly diminished since the church parking lot has been closed and traffic control by police is provided at Back O Beyond, in addition to the large LED sign and Temporary No Parking on Pavement signs. We understand the police presence is not sustainable. Eliminating parking at the church is part of the long term solution. No Parking and No Forest Entry signage in Indian Cliffs and Lower Chapel is needed as well as rapid police response for citations/towing is needed.

Providing additional parking overall is not a solution to traffic. Since we are overwhelmed with tourists and can expect that to continue fueled by social media posts beyond the city's control, resuming tourist parking at the Sedona United Methodist church would again affect local residents' quality of life, health, and safety. Zoning should protect not take away our rights. The change is not being done with the community's benefit in mind. Please don't make an ill-advised decision. Help us preserve our community's home values that would certainly decline if a commercial parking lot were sanctioned in our neighborhood.

It may be difficult to find parking in the area. However, to prevent abuse and overuse, protect the environment, and provide for safety and emergency access in our neighborhood, allowing parking at the local church is not a reasonable solution. After all, this church was only originally allowed in our residential neighborhood under a Conditional Use Permit. Because there is demand for parking doesn't mean the city needs to allow the churches to provide it.

The Sedona United Methodist church parking is creating issues for residents and emergency responders on both sides of SR 179. We are a small community with limited road access in case of fire and other emergencies. Adding parking contributes to these issues and we have to accept that we cannot meet all tourist demands. This is an extenuating circumstance and Planning and Zoning cannot and should not grant a zone change.

Sincerely, The Residents of Indian Cliffs

Name – address

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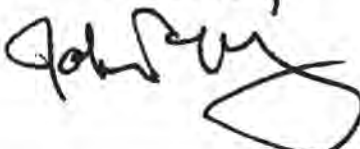
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2

Alan Ouba 240 Shultz Drive  
 Jack Kane 101 INDIAN CLIFFS RD  
 Robert P. Bey 370 Indian Cliffs Dr.  
 Judith A. Bey 370 Indian Cliffs Dr.  
 Cheryl S. Yatts 375 Indian Cliffs Dr.  
 Mary J. Yatts 375 Indian Cliffs Rd  
 Paul C. Meade 240 Indian Cliffs  
 Janice Templeton & Joe Wilhelm 190 Indian Cliffs Rd  
 Paul Reed 101 INDIAN CLIFFS RD  
 Eileen Mangan 140 Indian Cliffs Rd  
 Sarah Brockman 140 Indian Cliffs Rd  
 Lynday Blake 180 Indian Cliffs Rd.  
 Ronald Peas  
 Sumner Miyabawa 170 Indian Cliffs Rd  
 Richard Di Guglielmo 185 Indian Cliffs Rd  
 Robert J. Sun 200 Indian Cliffs Rd.  
 Robert Peas 200 Indian Cliffs Rd  
 Marjorie N. Youngberg 205 Indian Cliffs Rd.  
 Robert H. Youngberg 205 Indian Cliffs Rd.  
 Janet Hillah 275 Indian Cliffs Rd.  
 Wayne Sattler 215 INDIAN CLIFFS RD  
 John Sattler 215 INDIAN CLIFFS RD  
 R. M. Young 230 Indian Cliffs Rd  
 Jeff Egan 275 INDIAN CLIFFS RD

4/29/21 Donna Kearney Lomez - 295 Indian Cliffs Rd.  
 4-29-21 GIAMPAOLO Lomez - 295 INDIAN CLIFFS RD  
 Name - address

~~PENNY MATHIEU P/D Mathieu 40 TALIA COURT SEDONA~~  
 DONALD MATHIEU Dmr Mathieu 40 Talia Ct., Sedona  
 SANDRA McANIEL Sandra McDaniel 305 INDIAN CLIFFS RD, SEDONA  
 SANSPAL McANIEL Spaul McDaniel 315 INDIAN CLIFFS RD, SEDONA  
 VACANT LOT # 14 +325 SAME  
 Will Symonds 40, Ponderosa Ct., Sedona  
 Noel Marguis 305 INDIAN CLIFFS  
 Noel Marguis 315 INDIAN CLIFFS  
 Elizabeth Dale 30 Talia Ct., Sedona 86334  
 Carole Cobden 210 Indian Cliffs

| ADDRESS                            | YOUR NAME   | DATE      |
|------------------------------------|---|-----------|
| 45 TALIA CT.<br>SEDONA AZ<br>86336 | JOHN MABRY<br> | 4/28/2021 |

\* SEVERAL OF THE LOT/HOME OWNERS WERE  
 OUT OF THE COUNTRY OR OWNED AIRBNS. WE ALSO  
 HAVE 5 OTHER VERBALS,

\* \* NONE OF THESE SIGNATURES SAW THE POWER-POINT PHOTOS  
 OR EVEN READ OR SAW THE ATTACHMENT OF THE ISSUES  
 + NEEDS AND WHAT HAS WORKED, AND DO NOT REPRESENT  
 THOSE DOCUMENTS AT THIS TIME. THESE FOLKS REPRESENT  
 COMPLETE OPPOSITION OF ANY CHANGE AT THIS TIME

81%  
 SAY  
 HELL-  
 NO!

4



-LDC-

(5)

|   |  |   |  |
|---|--|---|--|
|   |  | <p>provide proper disposal of marijuana by products, and not to be placed within the facility's exterior refuse containers.</p> <p>c.4. A medical marijuana dispensary <u>or dual licensee</u> shall have operating hours not earlier than 8:00 a.m. and not later than 8:00 p.m.</p> <p>c.5. Medical marijuana dispensaries and dual licensees shall be limited to the use of <u>dispensing medical or recreation marijuana and marijuana products and shall be prohibited from any other or related use including a bookstore, spa, restaurant, or coffee shop.</u></p> <p>c.6. <u>No on-site consumption or smoking of any marijuana or marijuana product shall be allowed at any medical marijuana dispensary or dual licensee location.</u></p> <p>c.9 <u>The number of medical marijuana dispensaries within the Sedona City limits, if any, shall be limited to no more than two. Dual licensees may only operate at a medical marijuana dispensary.</u></p> | <p>Trailhead parking facilities are overflowing and parking is occurring in neighborhoods. Some non-residential uses, such as churches, have offered to let their parking areas be used for additional parking, but there is no current provision in the LDC that would allow it. This change would allow nonresidential uses in residential zones to provide overflow parking for trailheads, as long as parking areas are not being expanded for that purpose.</p> |
| <p>4</p> <p>3.2.E. Table of Allowed Uses, Accessory Uses and Section 3.4.D. Additional Standards for Specific Accessory Uses and Structures</p> | <p>No current provision in the Code for use of parking areas at churches and other non-residential uses for overflow parking for trailheads.</p> | <p>Section 3.2.E. ADD: Parking Facilities as Accessory (A) in residential districts. ADD reference to Section 3.4.D.7.</p> <p>Section 3.4.D. ADD a new subsection (7) Parking Facilities. <u>Within residential districts, parking for non-residential uses may be used as overflow parking for trailheads, provided that the total number of parking spaces is not being increased for this purpose.</u></p>   | <p>Trailhead parking facilities are overflowing and parking is occurring in neighborhoods. Some non-residential uses, such as churches, have offered to let their parking areas be used for additional parking, but there is no current provision in the LDC that would allow it. This change would allow nonresidential uses in residential zones to provide overflow parking for trailheads, as long as parking areas are not being expanded for that purpose.</p> |
| <p>5</p> <p>3.2.E. Table of Allowed Uses, Temporary Uses. 3.5.E.(1)</p>   | <p>Christmas Tree and Pumpkin Sales not permitted in residential zoning districts.</p>   | <p>3.2.E. Table of Allowed uses. ADD as Permitted (P) in residential districts.</p> <p>3.5.E.(1): <u>Add the following sentence: Christmas tree and pumpkin sales shall not be</u></p>  | <p>Christmas tree and pumpkin sales have traditionally taken place at churches in residential zones, we realized this year this wasn't technically permitted with the way the code is written. Adding as an accessory use ensures the churches</p>   |



## P&Z Meeting of May 4th

Don Mathieu <dpmathieu6@gmail.com>

Fri 4/30/2021 9:19 AM

To: Mike Raber <MRaber@sedonaaz.gov>

Hi Mike. My name is Don Mathieu and I reside at 40 Talia Ct in Sedona, in the Indian Cliffs neighborhood. which has been ravished by the trailhead parking at the Methodist Church. My home is 300 feet from the parking lot entrance and has allowed up close and personal experience with the chaos and mayhem the parking lot has created. I wish to share my views with you and with the P&Z Commission. Please pass these to the commission.

The church parking has worked as a catalyst attracting more and more vehicles. The parking area was completely overrun with cars, pickups, campers, RVs and trailers that created a massive traffic issue. Vehicles idled in lines on the road waiting for a car to leave the lot, while other vehicles continuously circled the area waiting for a space to open up. Car after car used our cul-de-sac and all other available driveways and intersections to do u-turns upon learning the parking lot was full. A steady stream of vehicles and inconsiderate drivers were constantly abuzz in the neighborhood. And because this lot used for trailhead parking lacked any sanitary facilities, many very unsavory activities were occurring (think trash and public urination).

Then on April 1st, something magical happened. The parking lot was closed and road "No Parking" signs strategically placed in Indian Cliffs. With these two simple actions the entire problem disappeared!! No more cars roaming the streets, no chaos and mayhem at the parking lot, no more trains of mountain bikes parading through the neighborhood. The peace, calm, and tranquility of the neighborhood was restored. No longer did the elderly residents have to endure the constant caravan of mountain bikers while out walking or strolling with their dogs. Peace was restored and smiles once again were evident as residents met on the streets.

Now that the problems created by allowing the parking lot have been resolved for the time being, why would the P&Z Commission even think about re-creating the horrible conditions in Indian Cliffs and Back O Beyond that existed prior to April 1st? Surely the relatively small number of parking spots (30 ish?) could have any substantial impact on the greater Sedona traffic problems! Yet the Commission would consider subjecting an entire neighborhood to a massive upheaval to their iives to accommodate temporary out of town visitors by allowing parking in our residential area.

Thank you for your attention to this matter.

Don Mathieu  
40 Talia Ct  
Sedona

## Parking at Sedona United Methodist Church.

Don Mathieu <dpmathieu6@gmail.com>

Fri 4/30/2021 4:37 PM

To: Mike Raber <MRaber@sedonaaz.gov>

Dear Mr Reber,

I feel compelled to inform you of one or two concerns that you might like to bring before the P&Z commission as they consider possibly changing the Land Development Code to allow parking at the above named church.

While I sympathize with tourists trying to find a parking spot in order to hike or bike the trails and I fully appreciate our need to welcome folk to this town with its stunning scenery, the volume of traffic using S.R.179 has become overwhelming; the addition of an overflow parking lot for use when Little Horse is full creates not only a back up situation for traffic but a marked hazard at the already busy Back O Beyond roundabout for both vehicles wishing to park and pedestrians crossing S.R.179 despite the marked crossing at this roundabout.

I do not intend to repeat the concerns already raised at the recent meeting apart from raising the question of what sanitary arrangements would be installed ? Surely it would be most unsatisfactory to have a line of portajohns with the resulting odor drifting over to nearby homes? One has only to walk along the access trail towards Little Horse trailhead to be aware of the unpleasant smell from the lavatory situated there. But to have such facilities plonked down in a residential area is quite unsatisfactory ....as indeed the commission must agree should such a facility suddenly arrive within a couple of hundred yards of their own homes.

I am also somewhat curious as to whether changing the LDC could set a precedent. There are several empty lots in the Indian Cliffs sub-division. Would this mean that the owners of these private plots could also decide to open their land to facilitate tourist parking?

It appears that to allow parking at SUMC however well intentioned is merely like applying a band aid to a broken leg. It is a major issue that will not disappear until drastic solutions are found. I suggest that a free park and ride shuttle should run from VOC to the Y with bike racks installed and making stops at each of the trailheads on 179. Of course, this would entail separating tourists from their vehicles, but surely better than sitting in a line of traffic and then finding nowhere to park. This solution might be in keeping with the Chamber of Commerce who are constantly preaching 'sustainability'. Try using the old magic trolleys rather than gas guzzling personal vehicles.

I fully understand that these problems cannot be solved overnight.....although ceasing to advertise Sedona nationwide might at least help to limit the influx of hopeful tourists who find their hopes dashed by the citywide traffic problems!

As a footnote, I must add that the installation by the city of 'no street parking' signs was a very welcome surprise!!!! Now, if we can just sort out the church parking lot, I would be most grateful!

Sincerely yours,

Penny Mathieu,

40 Talia Court

## Public parking at Sedona Methodist Church

Richard Berg <SedonaBerg15@outlook.com>

Mon 5/3/2021 12:17 PM

To: Sandy Moriarty <SMoriarty@sedonaaz.gov>; Scott Jablow <Sjablow@sedonaaz.gov>; Kathy Kinsella <KKinsella@sedonaaz.gov>; Tom Lamkin <TLamkin@sedonaaz.gov>; Holli Ploog <HPloog@SedonaAZ.gov>; Jon Thompson <JThompson@sedonaaz.gov>; Jessica Williamson <JWilliamson@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>

Mayor Moriarty, Sedona City Council and Sedona City Staff

I would like to express to all of you my opinion relating to the rechartering of parking at the Sedona United Methodist Church. As became apparent at the neighborhood meeting, at the church the evening of April 21, 2021, the neighborhoods most impacted by the church allowing public parking for access to local trailheads are against resuming public parking at the church. We understand the church leadership's initial motive was to allow visitors parking when all trailhead parking was full. This is not a part of the church's charter for only church activity parking in a residential area. Nothing has changed in this residential area since the church was given this charter many years ago. If the city gives the church a new charter allowing public parking will the church have restrooms available? Will the church have trash receptacles available and routinely serviced? Will the church put donation boxes in the parking area again and since a Red Rock pass costs \$5/day why would anyone park at Little Horse? Will the city continue to allow large numbers of hikers to use Back and Beyond as a gateway to the Cathedral trailhead, endangering themselves and the residents? The nature of this issue goes beyond just this neighborhood. This is an issue that is at the heart of the dissatisfaction Sedona residents have with the City of Sedona. This issue is a choice between the City of Sedona listening and doing something to try and mitigate a problem created by an entity exceeding their charter or changing that charter to allow problems for the residents to be exacerbated. Most sincerely, Richard Berg

Sent from [Mail](#) for Windows 10

**Re: Sedona Proposed LDC Changes 2021, PZ 21-00004 (see source below) - For Public Comment 5/4/21 P&Z Commission meeting**

Janet Hillock <jsejah@gmail.com>

Tue 5/4/2021 7:21 AM

To: Mike Raber <MRaber@sedonaaz.gov>

Cc: Scott Jablow <SJablow@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>; Karen Osburn <KOsburn@sedonaaz.gov>

Greetings,

To be clear, I am totally against reopening the Sedona United Methodist church parking lot. The points made in the exercise presented in my email on May 2 at 9:31 pm further convinced me that the church cannot accomplish or manage a controlled parking lot, and likewise, the city doesn't have sufficient resources to assist and monitor the process. Those comments certainly are not "recommendations."

The city doesn't fully comprehend how entitled neighborhood parkers act and should not expose Indian Cliffs residents to these behaviors by allowing overflow trailhead parking. I saw an article in NBC News yesterday that brought this home.

**"FAA warns of spike in unruly, dangerous passenger behavior"**

**"In a typical year, the transportation agency sees 100 to 150 formal cases of bad passenger behavior. But since the start of this year, the agency said, the number of reported cases has jumped to 1,300, an even more remarkable number since the number of passengers remains below pre-pandemic levels."**

Read in NBC News: <https://apple.news/A8lTF-ungSZ6exgsrMWEcEA>

We have experienced similar escalating and dangerous behaviors by parkers again yesterday that should not be allowed in our neighborhood through a parking lot.

Overall, there has been too much anger and mayhem surrounding the Methodist church lot parking issue such that law enforcement and the city cannot be immediately available to help resolve these issues for the neighbors.

The only solution is for the city to show empathy for our neighborhood issues and take actions to ensure the Sedona United Methodist church lot remains closed permanently to overflow trailhead parking for the safety and well-being of the city's residents.

The Sedona Planning and Zoning Commission can resolve this by not approving proposed item 4 in the 2021 LDC changes.

Sincerely,

Janet Hillock

275 Indian Cliffs Road

On Sun, May 2, 2021 at 9:31 PM Janet Hillock <[jsejah@gmail.com](mailto:jsejah@gmail.com)> wrote:

If we must go there....

If the city chooses to allow the Sedona United Methodist church to reopen for overflow trailhead parking, the church should be required to...

- Provide and maintain 2 porta potties on the lower parking level that must be screened from the neighbors and street
- Provide sufficient permanent (javelina proof!) trash receptacles throughout the parking lot that must be screened from the neighbors and street
- Provide a full time parking lot attendant to monitor entrance & exit (to the left), collect payment, provide hourly trash pick up, monitor idling vehicles emitting fumes, monitor noise, prevent loitering, prevent picnics, etc.
- Collect fees high enough to sufficiently cover the cost of a USFS Red Rock Pass. Those amounts collected should be forwarded to the USFS. (This would prevent parkers from trying to avoid the USFS pass fees.)
- Provide parking lot annual financial (revenues and expenditures, indicating operations and maintenance costs) and lot use reports available to the public and consistent with the church's non-profit status.
- Limit hours to roughly 8-5 winter and 8-7 summer and indicate what hours are reserved for regular church activities per signage
- Limit overflow trailhead parking to the lower lot (no upper lot parking since it is out of sight and more difficult to manage)
- No RVs and idling diesel vehicles per signage (fumes have been an issue)
- No picnics or loitering as a courtesy to other parkers and the neighbors per signage.
- Provide signage and/or a map showing 2 options for pedestrians or bikers exiting the church lot, 1) crosswalk to Back O Beyond and 2) trail paralleling SR 179 (east side)
- Provide appropriate barriers to prevent foot and bike traffic leaving any other place than the 2 pedestrian exits listed above (to protect the adjacent desert landscape) and provide sufficient barriers to prevent use of upper parking lot
- Provide gates to close the lot after hours when parking lot attendant is not present, coordinating with usual church activities
- Exit from the church parking lot should be to the left so as to directly enter the SR 179 roundabout, as directed by the parking attendant
- Signage should indicate guests should be respectful of neighbors, not use driveways for turnarounds and illegal U turns, etc.
- Finally, provide a proposed site and operations plan to the city for city approval in advance of commencing operations indicating how the church will layout the required parking lot improvements and signage/maps and meet requirements. The city should retain the right to close the lot if the church does not meet requirements and if ongoing issues are created in the neighborhood as part of an interagency agreement between the city and church.

To be provided by the city for the church:

- Rapid police or tow company response if issues at the church

To be provided by the city for the Indian Cliffs neighborhood:

- Continue with the reader board sign at the entrance to Indian Cliffs indicating "No Street Parking."
- Provide signage northbound and southbound on SR 179 indicating when the church parking lot is closed (when full or reserved for church activities.) This prevents turns and U turns in Indian Cliffs; it also prevents church entrance queuing to roundabout that backs up traffic on SR 179 (since the church entrance and roundabout are very close to each other)
- Add a sign entering Indian Cliffs indicating care due to a blind resident (in consultation with 101 Indian Cliffs)
- Identify and engage a city mediator and provide mediation between the neighborhood and church if issues continue or arise in the future

Also, generally:

- Perhaps the city should consider 1) developing a closer relationship with a towing company and 2) increasing illegal parking fees.

Janet Hillock



On Sun, May 2, 2021 at 7:28 PM Janet Hillock <[jsejah@gmail.com](mailto:jsejah@gmail.com)> wrote:

Greetings,

As a resident of Indian Cliffs, I am opposed to reopening the nearby Sedona United Methodist church parking lot for overflow parking for trailheads. The church's parking lot was closed by the city on April 1 for good reason—the church is unable and unwilling to manage the parking lot creating issues for law enforcement, health, safety, and our neighborhood. If the parking lot remains closed, it will eliminate the spillover parking in our neighborhood since the traffic would simply continue on SR 179. Since the lot was closed, our neighborhood issues have been reduced greatly. The reader board sign stating no street parking at the entrance seems a good solution. As word spreads that the church parking is also closed, the turns by tourists into our neighborhood eventually will become fewer.

The city has addressed the overflow parking on Back O Beyond for that neighborhood by posting law enforcement at the intersection of SR 179 and other actions. The Indian Cliffs neighborhood needs similar consideration by stopping the extreme traffic, idling vehicle pollution, noise, litter, and urinating-defecating that has gone on, especially so for more than half a year at the Sedona United Methodist parking lot. Unlike Back O Beyond and perhaps many other Sedona area churches, we are clustered near the church with several driveways and the Talia Ct. cul de sac only a few feet away from the church parking entrance, which concentrates the problems and neighborhood impact.

City staff have proposed and recommended item 4 of its LDC changes 2021 that allows overflow parking from trailheads at church lots as a convenient solution since the church had been in violation of its Conditional Use Permit. "This item has been included with the 2021 proposed amendments to address this issue in a timely manner since the amendments are being considered by the Planning and Zoning Commission and City Council in May and June." Please be aware that the real problem is allowing the parking at the church. Until the community meeting held at the church on April 21, the neighbors within 500 feet had expected to be able to oppose and prevent future parking through the required process of an amendment to the church's Conditional Use Permit. Instead, we understand the city proposes to allow tourist parking at many churches outright.

This LDC change seems like an end run around the neighbors and would apparently place the wishes of the church and tourists above the residents without any consideration that the church hasn't been responsive to our neighbors and issues for months. This is unacceptable. The Sedona United Methodist church only exists in proximity to us through its Conditional Use Permit. Overflow parking for trailheads unfortunately has already invited misbehavior that the church cannot handle and has been unwilling to address, affecting the well-being of the Indian Cliffs neighborhood.

As an example, are you aware that one of the residents closest to the church at 101 Indian Cliffs is blind? They do not need that in and out traffic at the church entrance—which lines up directly opposite their driveway—given the lack of sidewalks in our neighborhood. I have observed fast food and other litter (TP), and, throngs of people walking from the church parking lot across SR 179 (with near misses) and down the narrow Back O Beyond Road to the Cathedral trailhead, an accident waiting to happen. I have observed significantly more wear and litter on the fragile desert landscape to the south and east of the parking lot as the parkers often don't follow the social trail paralleling SR 179 to the Little Horse parking lot and trailhead.

**Solution:** Item 4 should be removed from the 2021 Land Development Code changes.

**Source:** Overflow parking from trailheads at churches is added to Article 3 – Use Regulations, Section 3.2.E. as referenced in item 4. listed at this link on the city's Projects

Page: <https://www.sedonaaz.gov/home/showpublisheddocument/43285/637544526212530000>

Respectfully,  
Janet Hillock  
275 Indian Cliffs

This letter is to voice my concern over the proposed change to zoning to allow fee-parking (for tourists and hikers) at area churches here in Sedona. As a homeowner, I do not feel this will solve the problem. This will just create more traffic back-ups on residential streets in our neighborhoods, and pose a safety issue for pedestrians. If cars start lining up more on our residential streets, 179 and 89A than they do now, emergency vehicles such as fire trucks and ambulances will not be able to get through when needed!

A sign was just put at entrance to my street that says "PARKING PROHIBITED ON PAVED ROADS BEYOND THIS POINT." This seems to alleviate some of the problem. I feel that more signs will help; it is a struggle right now for some residents to even turn into the street to get to their own homes.

Also, as far as parking for hikers coming from out of town, perhaps the City of Sedona and the Forest Service should also consider working together to expand parking at the trailheads.

Respectfully yours,

John Mabry  
45 Talia Ct  
Sedona AZ

Copy

My name is Patti Kane and my husband Robert and I live @ 101 Indian Cliffs Rd, directly across from the Methodist church. Both of their driveways converge into ours, causing Daily Problems when the lot is OPEN FOR Cathedral Rock.

this Aprils Fools Weekend. instead of getting fooled, we were given a Gift, or should I say a blessing, from the City when they very effectively closed the church Parking Lot. The gift, returned to us, was our Safety and Freedom and our rights and privacy. We Thank you for that.

Then again on April 29, City Ordinance signs were put up on our already narrow streets in IC: stating NO Parking ON Pavement. Again, we thank you. Now that the church parking lot is closed.....

We can once again safely exit our driveways, without fear of harming hikers, or of our cars getting hit, due to the excessive long lines of cars waiting for a open parking spot at the church lot. We can make it to our Doctor's Appointments, without being blocked in, entirely missing our Medical procedures, and our having to wait weeks for a re-schedule. We can go to the groceries, frequent our restaurant's, and shop our town. Something we all know the Day-Trippers do not.

Now that the lot is closed.....

The I.C Residents are out there again, safely walking their dogs, riding their bicycles, getting some healthy exercise in a much safer residential neighborhood environment. We do not need to worry about Emergency Vehicles getting to our homes...in time. I can once again open my windows and breathe some fresh air and enjoy some peace, quiet and sanity. The fumes from backed-up cars-in-waiting are extremely toxic and have stunk up my homes interior and made it

impossible to enjoy our patios. I do not have to listen to loud car horns constantly beeping, the blasting music and Day-Trippers with their filthy vulgar language and total disrespect for the residents of IC>

My husband, Robert, has been totally blind since he was 25. We have also met nearby neighbors who are visually impaired and made plans to go walking with them. The Americans with Disabilities Act (ADA) was signed into law in 1990. Providing meaningful access to individuals with disabilities. It not an easy task that lends itself to simple or singular solutions. The ADA and current Residential Zoning, with Precedence, support the implementation of that zoning, ensuring these individuals, that they can walk and travel within the Residential Grid in a safe, timely and integrated manner. March 28th, while Rob was 20 ft inside our driveway watering bushes. A Giant Hummer Truck pulled into our driveway making a rather fast u-turn. Rob twisted and threw himself out of harm's way faster than I've ever seen him move. He was not injured. Several days later, the City closed the lot and he and friends can now safely walk with confidence, the Residential Pedestrian Grid and enjoy the laws and protection granted by the Americans with Disabilities Act. We were advised by Scott, our Vice Mayor to put up a chain and poles across the drive, which we did immediately It also stopped the hundreds of vehicles weekly that made U-turns in our drive.

I can say for the past 5 months, prior to Lot closure, the Indian Cliffs residents have been grossly deprived of the benefits of our Residential Zoning, granted to us, long before the church's conditional use permit. this LDC Zoning change, if granted, will take away many of the simple pleasures, the comfort, safety and protection and benefits of the existing Residential zoning that was in place when we purchased our



homes. that is why council and P+Z received a corrected page of appx 81% or more, of signatures from folks who are 100% opposed to the lot being used in any capacity other than for which it is currently limited to by their conditional use permit. None of these residents discussed or saw any data that might have been submitted, regarding support or amendments for your number 4 proposal. Council + P=Z were re-emailed these signatures by me, from the Staples store, This past Friday, April 30, within the given 14 days allowed during the meeting on April 21. I have e/m 3 other independent letters from myself, Robert and the folks, who live within 500 feet of this utter chaos, who all say Hell-No

We did our due diligence, checking zoning, before our purchase. Who would not want to live next to a beautiful church for their neighbor? they were respectful, quiet Until November, when they opened the unsupervised, unmonitored at any time of day or night, lot that brought a series of havoc to us, their closest neighbor. Hopefully, from our previous letters and letters from others, you have already been informed of the consequences to Rob and I including: Property Damage to our drive, trespassing, knocking on our door to use our restroom, Publicly Urinating and dumping feces from their dogs, and their trash all over. This is all happening on our property, not around it. The Lot is closed now but Saturday, May 1st, 4 white identical long vans, parked in the lot and started singing and chanting, a little Hate Tune called YOU A-Hole, You closed our rock, very loudly, over and over. These people have no regard for law or signs, their behavior is out of control and: could they be dangerous if confronted? They all looked to be in their late 20's or early 30's. When I walked outside, they got closer and louder. I held my camera up and over the fence, after 20 minutes of

this, they stopped, and all left for Cathedral Rock leaving behind 3 vans and an attendant. The vans were parked there for several hours. I did get a picture of the vans, which I forwarded to Scott. There are still those who park there, but not many. The word is out to the Day Trippers, who do not mind paying 100.00 for a ticket. The Police have done an excellent job, but these folks will continue to ignore the law. By the time the police get here they are long gone, but what they leave behind is PURE Damage. I will end with Sunday's incident. I stupidly left the gate chain down, and a very large truck with 2 ATV's in it, pulled into the driveway to U-turn. Apparently, they were mad because they could not park on the street or in the lot and again Rob was in the driveway watering bushes. This time he had to throw himself to the side and hit the 2-3 ft rock wall and did injure himself. Who would have thought this could happen 2 times? Either time do I get the plates and they are gone before I can again call the police. I put the chain up and 45 minutes later a group of 5 motorcycles is gunning their motors blocking the end of our driveway. I ask them to move. They were angry that they could not park in the street and wanted to know if I could advise them where they could park because they were not willing to each pay for the \$5.00 day pass.

I am pleading with you not to make an ill fated decision regarding the LDC You already granted the church a conditional use permit in Res Zoning in the first place. Please remember your decision will affect our Safety, Integrity and Health in ways no one can now measure, just for some more parking spots for the non-tax paying tourists. A better solution is to find some land that is on the same side of the street as the attraction where Hikers do not have to Cross Hwy 179, at a Round-About, where they are slowing down traffic in both directions

and could cause a serious accident or Hiker fatality. thank you for listening.

# EXHIBIT E

**Action Minutes  
City of Sedona  
Planning & Zoning Commission Meeting  
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ  
Tuesday, May 4, 2021 - 4:30 p.m.**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL**

Chair Levin called the meeting to order at 4:30 p.m., led the Pledge of Allegiance and asked for roll call.

**Roll Call:**

**Planning & Zoning Commissioner Participants:** Chair Kathy Levin, Vice Chair Charlotte Hosseini and Commissioners Peter Furman and Kali Gajewski. Commissioners George Braam and Lynn Zonakis were excused and there is one vacancy.

**Staff Participants:** Brian Armstrong, Kurt Christianson, Andy Dickey Cari Meyer, Karen Osburn, Donna Puckett, Mike Raber and Lieutenant Lucas Wilcoxson.

Chair Levin requested that speakers remove their mask while speaking if they were comfortable doing so, to facilitate her ability to hear them.

**2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF**

Cari Meyer indicated that the application period for the Commission's vacancy closed at the end of last week and interviews are planned for the last week of May.

**3. APPROVAL OF THE FOLLOWING MINUTES:**

- a. April 20, 2021 (R)
- b. April 20, 2021 (SV)

Chair Levin stated that she would entertain a motion to approve the minutes.

**MOTION:** *Vice Chair Hosseini moved for approval. Commissioner Furman seconded the motion.*

**VOTE:** *Motion carried four (4) in favor (Furman, Gajewski, Hosseini and Levin) and zero (0) opposed. Commissioners Braam and Zonakis were excused and there is one vacancy.*

**4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)**

Chair Levin opened the public forum at 4:33 p.m. and having no requests to speak, closed the public forum at 4:34 p.m.

**5. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:**

- a. Discussion/possible action regarding proposed revisions to the Sedona Land Development Code (LDC). The proposed revisions include typographical and clerical corrections, changes for clarity, elimination of redundancies and other more substantive revisions to better reflect the intent of the LDC and goals of the Sedona Community Plan. Case Number: PZ21-00004 (LDC).

Introduction by Chair Levin who also indicated, with consensus, that proposed revision #4 would be discussed first and Lieutenant Wilcoxson was present to answer questions.

Presentation by Mike Raber, Senior Planner.

Questions from Commission regarding Article 3 proposed change #4.

*Opened to the public at 5:02 p.m.*

The following people spoke in opposition to this item: Penelope Mathieu, Sedona, AZ; Patti Kane and Robert Beauchamp, Sedona, AZ; Janet Hillock, Sedona, AZ; Jon Spera, Sedona, AZ; Stephanie Dunshee, Sedona, AZ; and Donald Mathieu, Sedona, AZ.

*Brought back to the Commission at 5:26 p.m.*

Questions and comments from Commission on Article 3 proposed change #4 with consensus to allow the option for a Conditional Use Permit to be considered on a case-by-case basis.

Chair Levin indicated she would entertain a motion on approval of Article 3 proposed change #4 with amendments.

Staff explained possible rewording for the motion to allow a Conditional Use Permit for an Accessory Use on a case-by-case basis that would go through the public hearing process.

*Relative to item PZ21-00004, item four in the Table only, which is the parking areas at churches and other non-residential uses, Commissioner Furman made the following motion:*

***MOTION: Commissioner Furman moved recommend to City Council the language adding additionally item C. which is a Conditional Use Permit for those activities. Commissioner Gajewski seconded the motion.***

***VOTE: Motion carried four (4) in favor (Furman, Gajewski, Hosseini and Levin) and zero (0) opposed. Commissioners Braam and Zonakis were excused and there is one vacancy.***

*Note: Revised language for Section 3.2.E., Table of Allowed Uses, Accessory Uses:  
"Section 3.2.E. ADD: Parking Facilities as Accessory with a Conditional Use Permit (CA) in residential districts. ADD reference to Section 3.4.D.7.*

*Section 3.4.D. ADD a new subsection (7) Parking Facilities. Within residential districts, parking for non-residential uses may be used as overflow parking for trailheads, provided that the total number of parking spaces is not being increased for this purpose."*

General questions, comments, and suggestions from Commission regarding the remaining proposed changes to the Land Development Code.

Proposed Change #12 – consensus was not to recommend the proposed change.

Proposed Change #30 – suggestion to modify language to strike "or" in the phrase ". . .or any other built-in", so it becomes just a further delineation, ". . . built-in stove, oven, any other built-in appliances, or an electric outlet for 220 voltage."

Proposed Change #10 - Home Occupation, Operations – change first sentence to read, "All parking associated with the home occupation shall be on the property or legally parked within the property frontage."

*Opened to the public at 6:23 p.m. There were no requests to speak.*

*Brought back to the Commission at 6:24 p.m.*



**MOTION: Vice Chair Hosseini moved to recommend to City Council approval of case number PZ 21-00004 (LDC Revisions), consistent with the approval criteria in Section 8.6. C.4. of the Land Development Code with the exclusion of #12 and the language changes as discussed on #10 and #30. Commissioner Furman seconded the motion.**

**VOTE: Motion carried four (4) in favor (Furman, Gajewski, Hosseini and Levin) and zero (0) opposed. Commissioners Braam and Zonakis were excused and there is one vacancy.**

**6. FUTURE MEETING DATES AND AGENDA ITEMS**

- a. **Tuesday, May 18, 2021**
- b. **Tuesday, June 1, 2021**

Cari indicated that on May 18<sup>th</sup> we have a full agenda with the Uptown CFA, changes to the Ranger Station Park Master Plan, and the rehearing of the Arizona Company's Water Tank item; there is quite a bit of information and we will provide a summary of what has happened since the Commission saw it last. Please read through the record if you were not on the Commission at that time. It is on the website currently with links. The Staff Report will be issued next week as part of the packet.

On June 1<sup>st</sup> we are scheduled to do a work session on the two Community Plan Amendments -- the Uptown Parking garage and the Jordan Lofts project off of Jordan Road. We can plan a site visit to the Jordan Loft site, possibly the morning of June 1<sup>st</sup>. We have a number of projects coming through, so we aren't anticipating cancelling any meetings for now.

**7. EXECUTIVE SESSION**

**If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:**

- a. **To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**
- b. **Return to open session. Discussion/possible action on executive session items.**

*No Executive Session was held.*

**8. ADJOURNMENT**

Chair Levin adjourned the meeting at 6:30 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on May 4, 2021.

\_\_\_\_\_  
Donna A. S. Puckett, *Administrative Assistant*

\_\_\_\_\_  
Date



**CITY COUNCIL  
AGENDA BILL**

**AB 2646  
June 8, 2021  
Regular Business**

**Agenda Item:** 8b  
**Proposed Action & Subject:** Discussion/possible direction/action regarding proposed State legislation and State budget and its potential impact on the City of Sedona.

|                               |  |
|-------------------------------|--|
| <b>Department</b>             | Legal  |
| <b>Time to Present</b>        | 10 Minutes   |
| <b>Total Time for Item</b>    | 15 Minutes   |
| <b>Other Council Meetings</b> | January 26, 2021, February 9, 2021, February 23, 2021, March 9, 2021, March 23, 2021, April 13, 2021, April 27, 2021, May 11, 2021, May 25, 2021 |
| <b>Exhibits</b>               | None   |

|                               |                     |                             |                                     |
|-------------------------------|---------------------|-----------------------------|-------------------------------------|
| City Attorney Approval        | Reviewed 6-1-21 KWC | <b>Expenditure Required</b> |                                     |
|                               |                     | \$                          | 0                                   |
| City Manager's Recommendation | None.               | <b>Amount Budgeted</b>      |                                     |
|                               |                     | \$                          | 0                                   |
|                               |                     | Account No. (Description)   | N/A                                 |
|                               |                     | Finance Approval            | <input checked="" type="checkbox"/> |

**SUMMARY STATEMENT**

**Background:** During the course of the State Legislative Session, many bills are introduced that have a potential impact on the City of Sedona. The League of Arizona Cities and Towns and City staff routinely monitor bills of interest as they progress through the legislative process. This item is scheduled to provide a summary update on relevant bills and the proposed State budget, to answer questions that the City Council may have regarding any individual bill or the budget, and to consider the need for the City Council to take a formal position in support or opposition of any particular bill.

**Community Plan Consistent:**  Yes -  No -  Not Applicable

**Board/Commission Recommendation:**  Applicable -  Not Applicable

**Alternative(s):**

**MOTION**

**I move to:** for informational purposes only unless there is a preference to take a position on a particular issue.



**CITY COUNCIL  
AGENDA BILL**

**AB 2571  
June 8, 2021  
Regular Business**

**Agenda Item:** 8c  
**Proposed Action & Subject:** Discussion/possible direction regarding issues surrounding the COVID-19 pandemic and the City's response.

|                               |   |
|-------------------------------|---|
| <b>Department</b>             | City Manager  |
| <b>Time to Present</b>        | 10 minutes  |
| <b>Total Time for Item</b>    | 15 minutes  |
| <b>Other Council Meetings</b> | March 24, 2020, April 14, 2020, April 28, 2020, May 12, 2020, May 26, 2020, June 9, 2020, June 23, 2020, July 14, 2020, July 28, 2020, August 11, 2020, September 8, 2020, September 22, 2020, October 13, 2020, October 27, 2020, November 10, 2020, November 24, 2020, December 9, 2020, January 12, 2021, January 26, 2021, February 9, 2021, February 23, 2021, March 9, 2021, March 23, 2021, April 13, 2021, April 27, 2021, May 11, 2021, May 25, 2021 |
| <b>Exhibits</b>               | None  |

|                               |   |                             |                                     |
|-------------------------------|---|-----------------------------|-------------------------------------|
| City Attorney Approval        | Reviewed 6-1-21 KWC                         | <b>Expenditure Required</b> |                                     |
|                               |   | \$                          | 0                                   |
| City Manager's Recommendation | For discussion and possible direction only. | <b>Amount Budgeted</b>      |                                     |
|                               |   | \$                          | 0                                   |
|                               |   | Account No. (Description)   | N/A                                 |
|                               |   | Finance Approval            | <input checked="" type="checkbox"/> |

**SUMMARY STATEMENT**

**Background:** This item was added to ensure opportunity to discuss the latest updates with the COVID-19 pandemic and the City's response.

The City continues regular communication with state and county health departments, hospitals, other healthcare providers, emergency responders, emergency managers, and policy experts.

City staff continues to evaluate how the economic slowdown will impact City finances. Staff will be prepared to discuss the latest revenue data and forecasts.

During the meeting staff will present up to date information on COVID-19 related data, regulatory changes, and news on city finances.

**Community Plan Consistent:**  Yes -  No -  Not Applicable

**Board/Commission Recommendation:**  Applicable -  Not Applicable

**Alternative(s):** N/A

**MOTION**

**I move to:** for discussion and possible direction only.